



SCG STAGE 2 NOBLE / BRADMAN REDEVELOPMENT



PART 3A MAJOR PROJECT ENVIRONMENTAL ASSESSMENT REPORT VOLUME 1 – REPORT AND A4 APPENDICES

**Prepared for the
Sydney Cricket & Sports Ground Trust**

**By
BBC Consulting Planners**

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(Note : Appendices 2-8 and 13 comprise A3 plans and are provided in a separate volume)

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- Appendix 2a : Survey Plans of Development Zone prepared by Rygate and Company Pty Limited
- Appendix 2b : Survey Plan of Intersection of Paddington Lane and Regent Street with Moore Park Road
- Appendix 3 : Plans of existing Noble and Bradman Stands prepared by Robertson and Marks, Architects
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- Appendix 16 : Preliminary BCA Assessment prepared by David Langdon
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STATEMENT OF VALIDITY

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act, 1979*

Environmental Assessment prepared by

Name	Robert Chambers
Qualifications	Dip TP
Address	BBC Consulting Planners Level 2, 55 Mountain Street Broadway NSW 2007
In respect of	SCG Stage 2: Noble/Bradman Redevelopment

Applicant and Land Details

Applicant name	Sydney Cricket and Sports Ground Trust
Applicant address:	Moore Park Road Paddington NSW 2021
Land to be developed	Lot 1530 in DP 752011 (the SCG), with a projection of uppermost tiers of seating, support trusses below, and roof above, over Lot 51 in DP 1041134 (Fox Studios), with occasional construction activity and access over Lot 51 in DP 1041134 (Fox Studios) and with main construction access via land formerly comprising Lot 1 in DP 205794 but now Crown Land (Paddington Lane)
Lot and DP	Lot 1530 in DP 752011 (the SCG), land formerly comprising Lot 1 in DP 205794 (now Paddington Lane) and a small part of Lot 51 in DP 1041134 (Fox Studios)

Environmental Assessment	An environmental assessment is attached
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Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director-General's requirements (dated 10 July 2008) and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
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Signature
Date


12 September 2008

EXECUTIVE SUMMARY

Project Overview

This Environmental Assessment relates to the redevelopment of the M.A. Noble (“Noble”) and Bradman stands at the Sydney Cricket Ground, Moore Park in Sydney’s eastern suburbs. The project involves the demolition of the existing Noble and Bradman stands (except for the western tower of the Noble stand, which is to be adaptively re-used) along with the demolition of the upper tier of the Dally Messenger stand. These three stands, their surroundings and Paddington Lane (from which construction access will be primarily obtained) together comprise the development zone for the purposes of this report. The development zone is located between the eastern end of the Members’ Pavilion (referred to herein as the Members’ stand) and the northern end of the Bill O’Reilly stand.

The Noble and Bradman stands are to be replaced with a new stand containing a total of 13,065 seats (including the retained lower tier of the Dally Messenger stand). The Bradman and Noble stands presently have a capacity of 10,471 seats of which 6,150 are for members. The Dally Messenger stand has a capacity of 1,029 seats, giving a total overall existing capacity of around 11,500 seats. Of the 13,065 seats proposed, 8,370 will be for members.

The project will enable the Sydney Cricket and Sports Ground Trust (“the Trust”) to continue to improve facilities and amenities at the SCG in a manner responsive to the environmental characteristics of the area. It will enable the SCG to better fulfil its role as a major sporting arena of state, national and international significance, with an increase in maximum patron capacity to 48,000.

Approval is sought for the following works:-

- removal of the Noble and Bradman stands (but for the western tower of the Noble stand), the upper tier of the Dally Messenger stand, and all other miscellaneous structures (including turnstiles, properties office, car ports and sheds) in the development zone;
- construction of a new stand generally on the footprint of the existing Noble and Bradman stands (but with a corner projection at high level above adjoining land occupied by Fox Studios Australia Pty Ltd and owned by the Centennial Park and Moore Park Trust) providing seating for around 13,065 spectators (including the retained lower tier of the Dally Messenger stand) along with associated facilities;
- relocation of two existing light towers and extension of the playing field by 3 metres at its northern end;
- the carrying out of all associated construction activities, including any occasional construction activities on adjoining land owned by the Centennial Park and Moore Park Trust and occupied by Fox Studios Australia Pty Limited; and
- any associated works.

The capital investment value of the project is \$93.8 million.

Planning Process

Section 75B of the *Environmental Planning and Assessment Act, 1979* (“the EP&A Act”) provides that Part 3A of the EP&A Act applies to the carrying out of development that is declared to be a project to which Part 3A applies.

The land to which the Project Application relates is land entirely within the area bounded by a heavy black line on Map 8 of Schedule 2 to the Major Projects SEPP. Within this area, projects with a Capital Investment Value of more than \$5 million are major projects for the purpose of the SEPP. Pursuant to the SEPP and Section 75B of the Act, the proposal is thus a project to which Part 3A of the Act applies, and is demonstrably of State and Regional Planning Significance.

The Director-General, as a delegate of the Minister for Planning, has formed the opinion that the redevelopment of the Noble and Bradman stands is a project to which Part 3A applies and has issued Environmental Assessment Requirements (DGEARs) for the project, a copy of which is attached at Appendix 1. This Environmental Assessment report addresses the issues raised in the DGEARs.

Through the operation of the Major Projects SEPP, the Minister for Planning is the consent authority for the project.

Environmental Assessment Report

The proposed new stand will result in a significant upgrade of existing member, media and general patron facilities at the Sydney Cricket Ground. The improved facilities will enable the Sydney Cricket and Sports Ground Trust to better meet the needs of hirers (eg. Cricket Australia, Cricket NSW, Sydney Swans) members and patrons, thereby better ensuring that the Sydney Cricket Ground can continue to host major sporting events.

An assessment of the impacts of the proposed development indicates that subject to the implementation of appropriate mitigative measures and in particular, those identified in the Draft Statement of Commitments forming part of this Environmental Assessment, the project will not result in any significant adverse long-term social, environmental or heritage outcomes. Key issues are impacts during construction and heritage impacts, both of which are addressed in detail in Appendices to this report.

The new stand will have a height and radial geometry similar to the new Victor Trumper stand presently under construction at the southern end of the Sydney Cricket Ground. The engineering details of the roof of the new stand are the subject of ongoing assessment, and thus, the detail of the roof design may differ from that which is depicted on the project application drawings. However, in terms of height, general configuration and extent, the roof will not be larger than what is shown on the accompanying plans.

The uppermost tiers of seating at the eastern corner of the new stand, along with the roof above and trusses below, project at high level (ie between 15 metres and 20 metres above ground level) beyond the boundary of the Sydney Cricket Ground over adjoining land forming part of Fox Studios. The trusses supporting the seating have a minimum height of around 10 metres above ground when measured at the boundary. The maximum extent of the

projection is around 14 metres measured perpendicular to the building. The projection has a plan area of approximately 180m².

The projection is not considered to result in any significant adverse environmental impacts on Fox Studios, being land owned by the Centennial Park and Moore Park Trust. Heritage and visual impacts on Fox Studios, including on the boundary wall between the SCG and Fox Studios, are considered to be acceptable, largely because of the height that the projection occurs. That height allows for a future infill redevelopment of existing Fox buildings adjacent to the boundary wall and beneath the projection. Whilst the projecting trusses may have a minor impact on the configuration of a three-storey building, a two-storey building would be likely to be unaffected by the projection.

The heritage impacts of the proposed development are addressed in detail in the Heritage Impact Statement ("HIS") prepared by Godden Mackay Logan, Heritage Consultants in Appendix 8. Key heritage issues arise from the proximity of the new stand to the historic Members' stand and from demolition of the Noble stand. The HIS finds, inter alia, that although the Noble stand is the only remaining building on the site dated from the inter-war period, and while it clearly has aesthetic and historic value, its fabric has been compromised both externally and internally by major adaptation works since the 1980's. The HIS concludes:-

"Its demolition would have an impact on the significance of the SCG as a whole but not to the extent that it will diminish the site's State level of significance. The impact would be mitigated to a degree by prior archival recording and the interpretation of its heritage values in accordance with an Interpretation Plan and through the retention of the MA Noble Stand's western tower."

In relation to heritage impacts on the historic Members' and Ladies' stands, the HIS concludes:-

"The new development would impact on the character of the northern side of the cricket ground oval. The scale and form of the proposed stand would result in some adverse scale impacts in the vicinity. However, these are mitigated through a setting back of the roof of the stand from the edge of the oval."

Equally, the additional bulk and scale associated with the new stand would have a heritage impact on the setting of the Members and Ladies Pavilions. As viewed from the oval, these impacts would be mitigated by a slight increased setback of the roof from the eastern end of the Members Pavilion. Additionally, the area between the members and MA Noble Stands is cluttered with plant, light tower and a lift well. This western end of the MA Noble Stand is also clad in temporary panels adding to the ad-hoc appearance of this area. The proposal would remove the clutter from this area and re-clad the tower in glass. Coupled with the setback of the bulk of the new stand from this end and the addition of a glazed link between the retained western tower and the new stand, the setting of the Members Pavilion will be enhanced. This will particularly be perceived in views from the oval."

Having regard to the findings of the HIS and taking into account the mitigative measures identified therein, there are no heritage reasons why the project cannot occur.

The new stand has been the subject of consultation with key stakeholders including the Centennial Park and Moore Park Trust and Fox Studios Australia Pty Limited. Managing the construction process (including demolition and excavation) is a central issue, particularly as the process is likely to necessitate occasional construction activities and overhead protection gantry and scaffold platform on land within Fox Studios in order to maintain a safe working environment to the existing offices in Building 26 and the adjacent roadway. A detailed Construction Management Plan is provided in Appendix 13.

Beyond the immediate environs of the northern and north-eastern parts of the Sydney Cricket Ground, the proposed new stand has only limited potential impacts. Whilst it will be visible from various locations to the north-east, north and north-west, it will be seen within the context of the other stadia elements in the Sydney Cricket Ground and Sydney Football Stadium to the north.

Finally, although seating capacity at the Sydney Cricket Ground will be increased to a maximum of 48,000 (from just over 46,000), full capacity is only achieved on a very limited number of major events each year. Such major events are the subject of special traffic and parking arrangements put in place in the Moore Park Precinct pursuant to the Moore Park Precinct Event Operations Plan. The increased seating capacity within the Sydney Cricket Ground during such events is unlikely to significantly impact on that plan.

The Environmental Assessment concludes that the site is suitable for the project and that the erection of a new stand to replace the existing Noble and Bradman Stands at the Sydney Cricket Ground, Moore Park, is consistent with the public interest. Any potential negative impacts will be substantially mitigated by the measures outlined in the report, as reflected in the draft Statement of Commitments in Section 8.

1. INTRODUCTION

1.1 Purpose of the Report

This Environmental Assessment report (“EA”) has been prepared on behalf of the Sydney Cricket and Sports Ground Trust to accompany an application to the Director-General of the Department of Planning under Section 75E of the *Environmental Planning and Assessment Act 1979* (“EP&A Act”) for the Minister’s approval to carry out a major project as defined in Part 3A of the Act.

The major project to which this Environmental Assessment relates is the erection of a new stand to replace the existing Bradman and Noble stands at the Sydney Cricket Ground (“the SCG”), which will result in a net addition of around 2,000 seats. The major project is known as “SCG Stage 2 Noble/Bradman redevelopment”. It includes demolition of the upper tier of the Dally Messenger stand.

The Minister for Planning has expressed an opinion through his delegate, the Director-General of the Department of Planning, that the construction of the new stand is a major project for the purposes of State Environmental Planning Policy (Major Projects) 2005 (“the Major Projects SEPP”), and Part 3A of the EP&A Act.

The Director-General of the Department of Planning has issued Environmental Assessment Requirements for the project (“the DGEARs”), a copy of which is attached as Appendix 1. This Environmental Assessment report addresses the DGEARs.

1.2 Summary of Project

The project comprises the demolition of the Noble stand (but for the western tower which is to be adaptively reused) along with demolition of the Bradman stand and the upper tier of the Dally Messenger stand and the construction of new stand, which will provide seating for around 13,065 spectators along with associated facilities such as corporate suites, Trustee’s suite, member’s dining room, food and beverage outlets, patrons’ amenities, and media/broadcasting facilities. This seating capacity includes the retained lower tier of the Dally Messenger stand and increases the total spectator capacity of the SCG from around 46,000 on completion of the new Victor Trumper stand in December 2008 to a maximum of 48,000. (It was originally envisaged that the new Victor Trumper stand would increase the capacity of the SCG to 46,764 seats. However, as a consequence of lengthening the southern end of the field by 3 metres, around 400 seats were lost. A further 500 seats or thereabouts were lost from the design of the new stand as a consequence of wider aisle spacing to conform to Fire Engineering requirements. This loss of around 900 seats reduced the planned capacity of the SCG, following completion of the new stand to around 46,000 seats.)

As part of the new project, the playing field is to be lengthened by 3 metres at its northern end to achieve a field length for AFL of 156 metres.

Two existing light towers (Light Towers 1 and 6), are to be relocated as part of the project. Light Tower 6 is presently located in-between the Noble and Members’ stands – where it

interrupts views from certain seats in the upper level of the Noble stand – whilst Light Tower 1 is presently located between the easternmost part of the Bradman stand and the eastern SCG boundary wall. Light Tower 6 is to be relocated onto the top of a new stair well to be erected at the rear of the retained western tower of the Noble stand. Light Tower 1 is to be moved around 20 metres to the north, to be at the rear of the new stand.

The project will enable the Sydney Cricket and Sports Ground Trust to continue to improve facilities and amenities at the SCG in a manner responsive to the environmental characteristics of the area. It will better enable the SCG to continue to fulfil its role as a major sporting arena of significance to the Sydney region, to NSW and to the nation.

Details of the project are illustrated on the project application architectural plans in Appendix 4. Further illustrative materials are provided in Appendix 5 (comparative plan and section overlay showing the existing and new stands), Appendix 6 (computer generated images); Appendix 7 (photomontages); and Appendix 8 (shadow diagrams).

1.3 Development for which Approval is Sought

Approval is sought to:-

- remove the existing Noble stand (but for the western tower), the Bradman stand and the upper tier of the Dally Messenger stand, and all other miscellaneous structures in the development zone located between the Members' stand and the Bill O'Reilly stand and otherwise bounded by the playing field to the south and Sydney Football Stadium to the north;
- retain the eastern boundary wall adjacent to Fox Studios Australia;
- construct a new stand generally on the footprint of the Noble and Bradman stands (but with a corner projection at high level above adjoining land occupied by Fox Studios Australia Pty Ltd and owned by the Centennial Park and Moore Park Trust) and provide seating for around 13,065 spectators along with associated facilities such as corporate suites, Trustee's suite, member's dining room, food and beverage outlets, patron amenities and media/broadcast facilities;
- lengthen the playing field by three metres at its northern end to achieve a field length for AFL of 156 metres;
- relocate two existing light towers;
- all associated construction activities, including any occasional construction activities on adjoining land owned by the Centennial Park and Moore Park Trust and occupied by Fox Studios Australia Pty Limited; and
- associated works.

1.4 Capital Investment Value

The capital investment value of the project, as defined in the Major Projects SEPP, is \$93.8 million.

1.5 Approvals Framework

The land to which the project application relates is land entirely within that area bounded by a heavy black line on Map 8 of Schedule 2 of the Major Projects SEPP, within which projects with a Capital Investment Value of more than \$5 million are identified in Schedule 2 as major projects. Pursuant to the Major Projects SEPP and Section 75B of the Act, the proposal is thus a project to which Part 3A of the EP&A Act applies, and is demonstrably of State and regional planning significance. Through the operation of the Major Projects SEPP, the Minister for Planning is the consent authority for the project.

1.6 Land to which the Project Application relates

The land upon which the new stand is proposed to be erected forms part of the SCG, except for the uppermost tiers of seating (and roof above support trusses below) at the easternmost end of the new stand which project over land forming part of the former Moore Park Showground, now used by Fox Studios Australia Pty Limited as a professional film studio pursuant to a lease from the Centennial Park and Moore Park Trust.

Construction of the new stand will generally rely on Paddington Lane for access. Paddington Lane is accessed from Moore Park Road and forms part of the land owned by the Sydney Cricket and Sports Ground Trust described in Part 3 of Schedule 2 in the *Sydney Cricket and Sports Ground Act, 1978*.

1.7 Project Context: Strategic Asset Plan and Master Plan for the Sydney Cricket Ground and Sydney Football Stadium

1.7.1 Overview

Under the *Sydney Cricket and Sports Ground Act 1978*, the Sydney Cricket Ground and Sports Ground Trust (“the Trust”) is charged with the care, control and management of “the scheduled lands”, namely the SCG and Sydney Football Stadium. The Trust may allow these venues to be used for cricket, football, public amusement or any other purpose that the Minister for Sport and Recreation may approve.

The Trust may carry out works for the improvement, development and maintenance of the Trust lands including the redesigning of areas, the construction of any building or structure on the Trust lands, and provision of stands and other accommodation for spectators frequenting the Trust lands. The primary stakeholders are ground members, sporting hirers, team players and officials, the media, corporate clients, the general public and the local community.

1.7.2 Strategic Asset Plan

In accord with the Trust's Strategic Asset Plan prepared for the SCG, Sydney Football Stadium and associated buildings, the following strategic actions have been implemented at the SCG:-

- Address the need to increase the public seating capacity of the SCG for both summer and winter hirers based upon meeting the Trust's corporate planning objectives;
- Determine the feasibility of construction of new stand developments to provide a level of facility to satisfy all stakeholders and to replace outdated and dilapidated seating areas;
- Refurbish and enhance stand and associated support facilities as part of a process of continuous improvement to facilities available to the sporting public, hirers, members, etc;
- Monitor the status of facilities for staging of events including playing surfaces, ground lighting, public address systems, team and club support services, offices, gymnasium, etc; and
- Continue to recognise the heritage status of stands and associated facilities to preserve the character and history of this special community asset.

1.7.3 Master Plan

In an industry where continuous government funding is the norm, the Trust is almost unique in that it has developed and maintained world-class assets virtually without government funding. Since 1980, the Trust has invested in excess of \$200 million in capital works at the Sydney Cricket Ground and Sydney Football Stadium. Trust debt peaked in 1988 at \$62 million and was reduced by the Trust to \$6.9 million in February 2006.

In June 2000, the Trust commissioned architects Cox Robertson and Marks to prepare a Master Plan identifying a number of key construction projects to be undertaken upon the Trust lands over the next 10-15 years in order to strengthen the Trust's business position. The Master Plan is regularly reviewed and revised to preserve its currency and relevance. The new Victor Trumper stand, being delivered at a cost of \$80 million, is the first major stage of redevelopment. Located in the south-eastern corner of the ground, it replaces a poor-quality spectator area for the public. Construction commenced in February 2007 and will be complete by the end of 2008. It will increase ground capacity by around 2,000 seats to approximately 46,000.

1.7.4 Projects Completed and Planned

A list of the key construction projects identified in the Trust's Master Plan completed over recent years at the SCG, or to be undertaken in future years, and their current status is detailed hereunder:-

Completed projects:-

O'Reilly Stand seating

- O'Reilly Stand and Concourse – Reconfiguration and replacement of Stand and Concourse seating area to provide additional and upgraded public seating.

Status – Completed 2000/01

Brewongle/Churchill Stands seating

- Brewongle/Churchill Stands and Concourse – Reconfiguration and replacement of Stand and Concourse seating area to provide additional and upgraded public seating.

Status – Completed 2000/01

Brewongle/Churchill Stands catering

- Brewongle/Churchill Stands – Construction of new public catering outlets to service stand patrons.

Status – Completed 2004/05

Noble, Bradman, Messenger seating

- Noble, Bradman, Messenger Stands and Concourse – Reconfiguration and replacement of Stand and Concourse seating area to provide additional and upgraded members and public seating.

Status – Completed 2001/02

Members Pavilion seating

- Reconfiguration and replacement of Stand and Concourse seating area to provide additional and upgraded members seating.

Status – Completed 2003/04

Members Pavilion catering facility

- Construction of new catering outlet to service members and guests.

Status – Completed 2005/06

Sydney Swans Football Centre

- Development of new headquarters for the Sydney Swans Club, comprising of administrative offices, gymnasium and players facilities – located in premises at the rear of the SCG Churchill and Brewongle Stands.

Status – Completed 2002/03

Sydney Cricket Ground – Reconstruction of Playing Field

- Reconstruction of SCG playing surface, inclusive of installation of irrigation, drainage and sports surface technology together with modification to cricket wicket square.

Status – Completed 2000/01

Sydney Swans Training Field

- Development of new Australian Rules training field on Moore Park opposite the Sydney Cricket Ground (in conjunction with Centennial Park Trust).

Status – Completed 2001/02

Installation of second video screen

Status – Project undertaken in 2007/08

Field lighting upgrade

- Upgrade to SCG sports lighting to restore lighting lux levels to meet requirements of sporting codes.

Status – Project completed in 2007/08

Current projects:-

New Victor Trumper Stand

- Construction of a new stand on the former Hill to replace Yabba's Hill and the Doug Walters Stand;
- Facilities to include new stand, public and premium seating, dining areas, service concourses, catering and merchandising outlets;
- Provision of upgraded corporate suites and dining rooms;
- Increase in both public seating capacity and increase to the level of undercover stand seating available to sporting public; and
- Relocation of video scoreboard and tri-vision facilities (already complete).

Status – Project approaching completion

Future Projects

Noble, Bradman, Messenger Stands – Redevelopment (ie. the project to which this Environmental Assessment relates)

- Construction of a new stand-alone stand to replace outdated facilities provided to members, corporate and public patrons seated in the MA Noble, Bradman and upper tier of Dally Messenger Stands;
- Provision of additional public and members seating capacity at the SCG; and

- Provision of centralised loading, storage, mechanical plant, kitchen, members and media facilities between the SCG and Sydney Football Stadium.

Bill O'Reilly Stand – Redevelopment

- Construction of a new stand-alone stand to replace outdated facilities provided to corporate and public patrons seated in the Bill O'Reilly Stand.

Status – Project to be undertaken in the next 5-10 years subject to financial appraisal and subject to then available funds

Structured Central Plaza

- Structured central spine linking Sydney Football Stadium and SCG; and
- Segregated public/members circulation between SCG and Sydney Football Stadium, linking to proposed and existing stand facilities.

Status – Project yet to be scheduled.

2. SITE ANALYSIS

2.1 Location and Ownership

The land to which this project application predominantly relates comprises the northern and north-eastern part of the SCG at Moore Park in the Eastern Suburbs of Sydney, some 2.2 kilometres east of Central Railway Station, 3.3 kilometres south-east of the Sydney GPO and approximately 1.8 kilometres west of Bondi Junction, as shown on Figure 1. The SCG, which has an area of around 7.53 hectares, forms part of the Moore Park Precinct bounded by Moore Park Road to the north, Cook Road and Poate Road to the east, Lang Road to the south, and Anzac Parade to the west.

The SCG comprises Lot 1530 in DP 752011, and is owned and operated by the Sydney Cricket and Sports Ground Trust. The Trust also owns land comprising Paddington Lane which is to be used for the purposes of construction access. (Paddington Lane extends from Moore Park Road to the SCG in-between the Sydney Football Stadium and Fox Studios Australia.)

The general configuration of the SCG is illustrated on Figure 2a, whilst its broader context and in particular its relationship with its immediate neighbours which comprise Fox Studios Australia, the Entertainment Quarter and the Hordern Pavilion is illustrated on Figure 2b.

The land upon which the new stand is to be predominantly erected, occupies the north-eastern part of the SCG, as identified on Figure 2a. However, a small part of the uppermost tiers of seating in the easternmost part of the proposed new stand along with the support trusses below and roof above extend (ie. project) beyond the boundaries of Lot 1530 in DP 752011, onto (or more specifically above) land occupied by Fox Studios. That land is comprised in Lot 51 in DP 1041134 and is owned by the Centennial Park and Moore Park Trust, the consent of which is being sought (as land owner) by the Sydney Cricket Ground and Sports Ground Trust to the above-described projection.

2.2 Abbreviated Site History and Heritage Significance

The detailed history of the SCG is described in the Heritage Impact Statement in Appendix 9. However, in brief, the SCG dates from 1851 when a grant of land south of the Victoria Barracks was given to the British Army for use as a soldier's cricket ground. This area soon became the primary location for cricket matches in Sydney.

In 1894, the ground received its modern name, the SCG. Around this time four stands were built. Of these, only the Members' Pavilion and the Ladies Members' stand now survive. The Noble stand was built in 1935 to provide new facilities for members.

The SCG and the Sydney Sports Ground were brought under the operation of the Sydney Cricket Ground Trust in 1951. The SCG continued to be improved with the Bradman stand being constructed in 1973, modern floodlights in 1978, the Brewongle Stand in 1980, and the first electronic video scoreboard in 1983. The Pat Hills stand (later renamed the Bill O'Reilly stand) was constructed in 1984 and the Sheridan stand was replaced with the new Clive Churchill stand in 1986.

In 2007, Yabba's Hill and the Doug Walters stand were demolished to make way for the new Victor Trumper stand, presently approaching completion. As part of that development the electronic video scoreboard was relocated from the Hill to the top of the Dally Messenger stand.

In terms of the heritage status of the SCG:-

- the SCG is not listed on the State Heritage Register as an item of State significance in its own right but falls within the Sydney Cricket Ground Conservation Area in the South Sydney Local Environmental Plan 1988; and
- the Members' stand and Ladies' stand are both listed on the Register of the National Estate, and on the State Heritage Register and are also classified by the National Trust.

Impacts of the proposed development on the SCG as a whole and on the two listed items noted above (ie. the Members Stand and Ladies Stand) are addressed in the Heritage Impact Statement in Appendix 9.

2.3 Function and Attendances

Rugby league and rugby union matches were relocated from the SCG in 1988 with the opening of the Sydney Football Stadium on the site of the former Sydney Sports Ground. The SCG is now mainly utilised to host cricket matches, Australian Rules Football, with occasional rugby league matches and concert performances. With the completion of the Victor Trumper stand, it will have a capacity for around 46,000 spectators.

Notwithstanding this maximum capacity, it is rarely achieved. For example, crowd attendances in 2006 and 2007 at the SCG were as follows:-

	2006			2007		
	Total	Average	No. of Events	Total	Average	No. of Events
Test Cricket	170,168	34,033	5	119,289	23,858	5
ODI Cricket	146,901	36,725	4	67,748	34,874	2
AFL	283,917	31,546	9	201,776	25,222	8
NRL	19,208	19,208	1	-	-	-
Other	-	32,641	-	13,326	13,326	1
Total	620,194	32,641	19	404,139	24,230	16

As is evident from the above table, average attendances, including for test cricket, are well within the existing capacity of the SCG. Capacity crowds only occur infrequently for major events (eg the first day of the cricket test, one-day cricket internationals involving Australia, major AFL games, etc).

The SCG Stage 2 – Noble/Bradman redevelopment, as with the Stage 1 (Victor Trumper stand) project which preceded it, is thus intended more to ensure that the SCG continues to evolve as a world-class sports stadium, with modern, safe, efficient facilities, than simply to increase capacity. Nevertheless, the increased capacity will improve spectator opportunities and access on the infrequent occasions it is needed, such as the Ashes Series in 2010-2011.

2.4 Stands at the SCG and their Seating Capacities

The SCG comprises a playing field surrounded by a number of separate stands and concourse seating areas. From the northern end, clockwise, the stands, their respective primary functions and approximate seating capacities are:-

- M.A. Noble stand - members' seating (6,210 spectators);
- Bradman stand – corporate suites and public seating (4,261 spectators);
- Dally Messenger stand – public seating (1,029 spectators);
- Bill O'Reilly stand – corporate suites and public seating (5,707 spectators);
- Victor Trumper stand – under construction (but will mainly comprise corporate suites and public seating) (12,156 spectators);
- Clive Churchill stand - corporate suites and public seating (5,781 spectators);
- Brewongle stand - corporate suites and public seating (6,934 spectators);
- Ladies' stand – members' seating (2,228 spectators); and
- Members' Pavilion – members' seating (2,219 spectators).

The location of the existing stands and roads are identified on Figure 2a.

The SCG will have a total of around 46,000 seats when the Victor Trumper stand is complete. The stand now proposed to replace the Noble and Bradman stands will increase this total to a maximum of 48,000 seats.

2.5 Stands within the Development Zone

The three stands within the development zone (the Noble, Bradman and Dally Messenger stands) are described below. These stands present a disparate and somewhat uncoordinated array of structures, particularly when viewed from the north, illustrating the various phases of implemented improvements. The existing stands do not meet contemporary standards of service, sight lines and accessibility.

2.5.1 Noble Stand

History

This stand, designed by Robertson & Marks Architects, was built in 1935 and provided new facilities for Members at the SCG. It replaced an earlier stand in this location and was designed as the first stage of a much larger stand, designed to extend to the west to replace the 1886 Members' stand. The "temporary" metal-clad eastern end of the western tower remains today.

Structure

The structure is a combination of concrete-encased steel, reinforced concrete with an exposed steel roof structure. External walls are detailed face brickwork typical of the period. Major renovations were carried out in 1997 to the Members' bar on Level 1 and the dining area on Level 2 and an external deck was added to the rear with a bridge linking it to Sydney Football Stadium. The deck is elevated above the roadway below on six concrete pillars. The deck has a depth of around 9 metres.

The upper spectator deck of the Noble stand is generally unchanged since 1935 with exposed steel roof framing and support columns at crossover level.

Accommodation

Ground level

Maintenance workshops, catering offices, ground maintenance staff offices and main grandstand entry points leading to stairs and escalators.

1st Floor level

Members' main bar, snack bar, toilets, Trustees' area, servery kitchen. Access to lower seating deck.

2nd Floor level

Members' dining and external covered terrace, toilets, main production kitchen, and access stairs to upper seating deck.

Upper seating deck

Open seating deck, broadcast and media accommodation for TV and radio.

Condition

The external building envelope is showing signs of degradation typical of a 70 year old building of this type in a highly corrosive city environment. Of particular concern is the external face brickwork which has extensive cracking due to brick growth and corroded steel lintels over openings.

The steel roof structure is in need of continuing corrosion protection and maintenance and will continue to require repairs in the short and long term. The upper half of the top seating deck has steel columns at the crossover level which restrict sight lines to the field for many patrons seated behind them.

The roof was replaced in 2001 following hail damage and is in good condition.

Access and egress

The Noble stand has poor access and egress provisions by contemporary grandstand standards. A single escalator serves the 1st floor from the ground and two escalators extend to the second level with four original stairs serving all levels and the seating deck. The stairs are too narrow for comfortable passing with capacity crowds and do not comply with current standards.

Seating for disabled spectators with wheelchair spaces is provided at the lower level only of the Noble stand with access available to the upper viewing deck or upper level dining room only via a remote lift which is non-complying.

Heritage significance

The Noble stand is identified in the Draft Conservation Management Plan (currently in preparation) as an item of high significance. Its demolition will result in a loss of its fabric and form but not its spectator function, which is its most important attribute.

2.5.2 Bradman Stand

History

The Bradman stand was a new public stand constructed in 1973 as an extension to the profile of the Noble stand.

Structure

It has a reinforced concrete structural frame with exposed steel roof to match the Noble stand with steel columns at crossover level. Additional private suites were added to the rear of the upper seating deck around 1990 and an external deck was added at the rear to provide additional food and beverage facilities around 1996.

The Bradman stand is generally 200 – 500mm clear of the boundary with Fox Studios. Only roof flashing and a vertical duct overhang the boundary to a maximum of around 300mm.

Accommodation

Ground level

Maintenance staff offices and the AFL away team change rooms and warm-up area and meeting room with entry points to the three major access stairs. The rear of the ground level serves as a back-of-house space for broadcast vans and is a general service and

maintenance area. There is vehicular access via a tunnel to the playing field, adjacent to the Noble stand.

1st Floor level

This level provides a lower public seating deck with enclosed corporate hospitality viewing lounge behind (the Kippax and Carroll rooms).

2nd Floor level

Food and beverage concourse with toilets, access stairs to upper seating deck, and a mezzanine above this level containing a kitchen and staff change rooms along with an external north-facing deck. The external deck is supported on eight concrete pillars, each two storeys high.

Upper seating deck

At the rear of the open seating deck is print media accommodation and a small kitchen, two corporate suites and a corporate dining room.

Condition

The concrete structure is sound but the steel roof structure requires ongoing maintenance and corrosion protection. The roof was replaced in 2001 and is in good condition. The extension to the upper level top deck is steel with fire rated spray protection which is showing signs of decay and needs maintenance. The food and beverage areas are adequate but are in need of regular maintenance to maintain an acceptable standard.

Sight lines from the upper deck are obstructed in a similar way to the Noble stand by columns at the crossover level and by the video screen at the eastern end.

Access and egress

The three stairs serving all levels are adequate for the population but somewhat contorted at ground level and not ideal for smooth traffic flow. A lift accommodated in a tower at the rear of the stand serves the upper media and corporate level and a wheelchair hoist serves the lower corporate level.

No disabled access is available to the upper seating level and limited non-complying access is available to the mid-level concourse and external deck.

Heritage significance

The Bradman stand is identified in the Draft Construction Management Plan in course of preparation as an item of moderate significance. Its demolition will not result in significant heritage impacts on the SCG site as a whole.

2.5.3 Dally Messenger Stand

History

The structure was built over many years and includes original cast iron support columns to a deck built in the early 1990's.

Accommodation

The Dally Messenger stand consists of a lower seating deck, a mid level behind the lower level with a small bar and an upper-level open seating deck.

Below this deck is an enclosed access tunnel which provides pedestrian and service access and egress to the O'Reilly stand and new Hill stand beyond. A new steel structure, built in 2007, supporting a large video screen and advertising panels sits above the upper deck facing the field.

Due to the restricted width of land at this part of the ground between the Fox Studios boundary and field boundary, the building is an awkward, tapering shape which does not clearly address the field.

Condition

The concrete structure has been built in multiple layers over the past 100 years and has a limited life. Several modifications have been made to marginally improve its suitability. The structure over the access tunnel is the oldest and is clearly coming to the end of its useful life. The upper deck which is totally uncovered, was constructed around 1988 and is in sound condition but its awkward appearance interrupts and spoils the otherwise continuous assembly of grandstands around the perimeter of the SCG. It is now the only uncovered grandstand at the ground.

The small bar at the mid level is of poor quality and needs rebuilding. Sight lines from the middle deck are obstructed by large concrete columns supporting the upper deck.

Access and egress

Access to all levels is from the access tunnel below. This is adequate for the lower deck but stairs at each end serving the upper deck are narrow and uncomfortable.

Access for the disabled is only available to a section of the lower deck at the southern end.

Electronic Video Scoreboard

The electronic scoreboard and Tri-vision advertising panels were relocated from Yabba's Hill to the upper tier of the Dally Messenger stand in 2007. They are steel-framed structures comprising:-

- the central control offices and scoreboard constructed of welded modular-steel box structures; and

- the Tri-vision advertising panels on either side, which are braced steel-framed structures with metal deck walls and roof.

Heritage significance

The Dally Messenger stand is identified in the Draft Conservation Management Plan (in course of preparation) as an item of little heritage significance. The demolition of the upper tier will be of neutral significance.

2.6 Other Buildings/Areas within the Development Zone

Drawing SP-01 in Appendix 4 illustrates the extent of the development zone. It not only includes the Noble, Bradman and Dally Messenger stands, but also includes the areas of the SCG to their immediate north. These areas contain service roads, entry turnstiles, properties office, sheds, a car port, service compounds and the southern part of the tennis courts associated with the Gold Members' Fitness Centre. (During the construction period the existing four courts will be converted to two, aligned east-west to free up the southern part of the existing courts for construction purposes). The structures to be demolished are identified on Drawing SP-01. They comprise existing turnstiles (used by spectators/members accessing via Paddington Lane), the properties office of the SCG above the turnstiles, two sheds and a car port. None of them has any architectural or heritage merit.

Immediately to the east of the elevated rear deck of the Noble stand, at ground level, are two Energy Australia transformers. These are also to be removed.

In-between the two transformers is a moveable relic known as "Boxer's Roller". A plaque states:-

"This sandstone roller was used to prepare the SCG wickets as early as 1901. It was drawn by a horse called 'Boxer' who wore special shoes to avoid damaging the pitch. Proudly restored by the grounds staff, 1997."

The roller will be relocated as part of the project.

2.7 Stands Adjoining the Development Zone

The primary development zone identified for the new stand is adjoined by the Members' and Ladies' stands to the west, by the Bill O'Reilly stand to the south-east and by the boundary wall between the SCG and Fox Studios to the east, all as illustrated on the survey plans provided in Appendix 2.

Members' and Ladies' Stands

The Members' and Ladies' stands are located to the west of the Noble stand. The Members' stand is separated from the Noble stand by a narrow walkway, partially obstructed by plant and a light tower. The Members' and Ladies' stands are noted items of architectural merit and are of exceptional heritage significance. As a pair, they are complimentary in style and

detail and provide rare evidence of historically important gender aspects of cricket in the nineteenth and twentieth centuries.

Bill O'Reilly Stand

The Bill O'Reilly stand contains seating for 5,707 spectators. It was built in 1984. It comprises a four-storey concrete and brick structure elongated south-to-east, containing a first aid room, amenities, public seating decks, bars, canteens, kitchens, open terrace seating, and corporate boxes.

Reference to Figure 2a reveals that the Bill O'Reilly stand projects eastwards onto and above land owned by the Centennial Park and Moore Park Trust and forming part of Fox Studios operated by Fox Studios Australia Pty Limited. The encroachment is contained within Lot 1 in DP 634807, which is subject to a lease from the Centennial Park and Moore Park Trust to the Sydney Cricket and Sports Ground Trust. The lease was entered into in 1984 (when the Bill O'Reilly stand was built) for a term of 99 years. The lease document contains a lease back to the Centennial Park and Moore Park Trust of part of the Bill O'Reilly stand on Level 2, together with a licence to use that part of Level 3 at the rear of the stand, which contains offices facing towards and accessed from Fox Studios.

Immediately to the north of the Bill O'Reilly stand at ground level in, and accessed from Fox Studios is a sub-station serving the SCG. The sub-station is on Lot 4 in DP 861843, being land owned by the Centennial Park and Moore Park Trust but leased by the Sydney Cricket and Sports Ground Trust.

2.8 Lights

There are two existing light towers within the development zone, one positioned between the Members' stand and the Noble stand and another located immediately to the east of the Bradman stand as shown on the site survey in Appendix 2. These two towers are to be disassembled as part of the early works package for the proposed development and then re-erected: one above a new stairwell to be erected at the rear of the retained western tower element of the Noble stand and one to the north-east of the new stand.

Both light towers have recently undergone major maintenance to electrical services and light fittings have been replaced along with the steel head frames.

Light Tower No. 6, which presently stands between the Noble stand and the Members' stand creates a significant obstruction to sight lines of the playing field from some sections of the viewing deck in the Noble stand, rendering those seats unreasonable.

2.9 Boundary Wall

As illustrated on the site survey plans in Appendix 2, the development zone is bounded to its east by a boundary wall. The wall is around 5 metres high and forms part of the continuous wall around the former Moore Park Showground, now occupied by Fox Studios Australia, EQ, the Centennial Park Equestrian Centre, the Royal Hall of Industries and the Hordern Pavilion. The wall is to be retained.

2.10 Vehicular and Pedestrian Access

2.10.1 Vehicular Access

Vehicular access into the development zone is primarily provided from Paddington Lane, which extends between the SCG and Moore Park Road. Paddington Lane is presently used extensively by the Sydney Cricket and Sports Ground Trust to service the northern and north-eastern parts of the SCG. The lane, which has a minimum width of around 10 metres, falls from around RL 52.07 metres adjacent to Moore Park Road to RL 40.00 metres (or thereabouts) adjacent to the existing entry turnstiles at the rear of the Bradman stand. The lane broadens adjacent to the turnstiles to a width of around 45 metres.

The detail of the intersection of Paddington Lane with Moore Park Road is provided on the survey plan provided in Appendix 2b.

Vehicular movements into and out of Paddington Lane are limited to left-in/left-out only because of the central median in Moore Park Road.

2.10.2 Pedestrian Access

Pedestrian access during events into the development zone is available from the Members' entrance off Driver Avenue, from the Walk of Fame which extends from the SCG to Sydney Football Stadium, in-between the Cricket Training Centre and the Gold Members' swimming pool and tennis courts, and from turnstiles in Paddington Lane.

Pedestrian access into the SCG generally, whilst mainly from Driver Avenue, is also available from the aforementioned turnstile and thence into the Bradman stand, or Bill O'Reilly stand, or via the tunnel beneath the O'Reilly stand to the stands on the southern and western sides of the SCG.

2.11 Car Parking

Within the development zone at the rear of the Bradman stand and to the south-east of the Gold Members' tennis courts is a car port with spaces for 8 vehicles. It is to be demolished as part of the project.

SCG patrons who drive to events primarily rely on off-street parking resources in the surrounding precinct including the 500 spaces in the grounds of Sydney Boy's High School, the 2,000-space structured car park in the Entertainment Quarter, the 3,000 spaces in Moore Park East which are made available during major events, and the 750 spaces in the Gold Members' car park located to the north-west of Sydney Football Stadium between Driver Avenue and Moore Park Road.

During events there is also high demand for on-street spaces throughout the surrounding locality.

3. SURROUNDING DEVELOPMENT

3.1 To the North

To the north of the SCG, on lands managed and controlled by the Sydney Cricket and Sports Ground Trust are tennis courts, indoor and outdoor cricket practice facilities, a fitness centre with a swimming pool, and the Sydney Football Stadium. To the north-west of the Sydney Football Stadium is the Gold Members' car park, bounded by Moore Park Road to the north and Driver Avenue to the west (see Figure 2b).

As is evident from Figure 2b, the site of the new stand is well removed from the nearest residential properties to the north (along the northern side of Moore Park Road) and to the east (along Poate Road and Furber Lane respectively). The nearest residential property to the new stand is in Moore Park Road, around 300 metres distant. Moore Park Road is elevated above the ground level of the SCG. For example, the footpath in Moore Park Road, around 20 metres east of Paddington Lane, is at RL 52 metres AHD, whereas the playing surface of the SCG is at or around RL 37 metres AHD, a difference of 15 metres.

3.2 To the East and South

3.2.1 Fox Studios

To the east and south of the SCG is Fox Studios, operated by Fox Studios Australia Pty Limited, which accommodate professional film studios comprising sound stages, workshops, pre- and post-production facilities, a wide range of film-related businesses and the like. The general configuration and location of buildings and roads within Fox Studios are identified on Figure 2b. A detailed plan of Fox Studios is provided in Appendix 19.

The following comments on Fox Studios Australia appeared in the Director-General's Environmental Assessment report prepared in relation to the new Victor Trumper stand:-

"2.2.2 Since opening in May 1998, Fox Studios has hosted productions which have generated in excess of \$1.5 billion in New South Wales. Productions shot at the studio typically employ 400 to 1000 employees. High profile productions include the new Star Wars Trilogy, the Matrix Trilogy, Moulin Rouge, Mission Impossible II and Superman Returns.

2.2.3 Several hundred freelance film industry professionals rely on production activity within Fox Studios. Internationally renowned, Fox Studios is one of the premier facilities of its kind in Australia and a showcase for the State. It houses over 80 tenants a number of which are sound and/or vibration sensitive. Film and television businesses generally work business hours Monday to Friday although many work outside those hours. Combined, these tenants employ about 1500 people."

Immediately to the east of the Bradman stand (and the boundary wall) are Fox Buildings 24, 25 and 26, all of which are single-storey structures occupied by individual film and television industry tenants. These buildings are accessed via the northern prolongation of Lotte Lyell Avenue. Fox Studios Australia has identified Buildings 24, 25 and 26 as eligible for redevelopment, probably in the form of a new two- or three-storey building.

To the north-east is Fox Building 29, which is the main workshop within the studios. Vehicular access to the workshop is primarily via roller doors in the building's south-western façade. The workshop stands immediately adjacent to Paddington Lane from which it is separated by a 5-metre high boundary wall.

To the east (and also east of the above-described workshop) is the Stanley Howes Pavilion (Fox Building 28), a circular structure occupied by a Fox tenant. It was formerly the Rothmans Pavilion when the Moore Park Showground hosted the Royal Easter Show. To the south-east is Fox Sound Stage 1, formerly known as the Government Pavilion. It stands opposite the rear of the Bill O'Reilly stand and has a north-west/south-east axis. Consequently, its north-western façade faces towards the development zone.

The relationship of Fox Buildings 24, 25 and 26, the workshop (Building 29), Stanley Howes Pavilion (Building 28) and Sound Stage 1 is illustrated on Figures 2b, 3a and 3b.

North of the Bill O'Reilly Stand, within Fox Studios, and in-between that building and the southern face of Fox Building 24 (and to the rear of the Dally Messenger Stand) is a substation used in conjunction with the SCG on land leased from the Centennial Park and Moore Park Trust by the Sydney Cricket and Sports Ground Trust.

The heritage status of buildings and spaces in Fox Studios and the heritage impact of the proposed new stand thereon are addressed in the Heritage Impact Statement in Appendix 9. In summary:-

- the former Moore Park Showground, including that part now occupied by Fox Studios, is listed on the Register of the National Estate, and has High Significance at the State level;
- the citation on the Register of the National Estate identifies numerous individual buildings for the contribution they make to the heritage values of the site in their own right;
- the nearest building of heritage significance within Fox Studios is the former Government Pavilion, now Sound Stage 1, which is identified in the Conservation Strategy for the Moore Park Showground (prepared by Godden Mackay Logan in December 1995) as having Exceptional Significance; and
- Lottie Lyell Avenue, which is the road within Fox Studios running parallel (approximately) to the eastern boundary of the SCG was identified in the above strategy as having Exceptional Significance.

3.2.2 Entertainment Quarter

South of Fox Studios is what is now known as the Entertainment Quarter (or EQ), along with the Hordern Pavilion and the Royal Hall of Industries (which are described below in Section 3.2.4).

The Entertainment Quarter, formerly part of the Moore Park Showground and previously known as the Family Entertainment Precinct, today comprises cafes, two cinema complexes, film studios, media and film-related offices, restaurants, cinemas, themed attractions, shops and car parking. Daytime visitors are attracted for the purpose of children's entertainment, cafes and restaurants, shopping, cinemas and the special ambiance of the Parade Ring which accommodates a variety of markets, which occur throughout the week. Evening and night-time users are more interested in the café and restaurant offer, the cinemas and entertainment activities.

The Entertainment Quarter (operated by CFS Managed Property Pty Limited) is also integrated with operations on adjacent sites including the Royal Hall of Industries and the Hordern Pavilion (operated by Playbill Venue Management) and is a popular destination for patrons of the SCG and Sydney Football Stadium.

The Entertainment Quarter provides in excess of 2,130 car spaces. The main car park structure provides 2,000 spaces; 151 of these spaces are currently reserved for tenants, although the majority of these are only reserved on week days between 7.00am and 7.00pm. A further 42 car spaces cater for disabled visitors.

Vehicular access to the Entertainment Quarter is from Lang Road, whilst pedestrian access is available from both Lang Road and Driver Avenue. There are two pedestrian access points from Driver Avenue: one located between the Hordern Pavilion and the vehicular entry to Fox Studios (known as Peter Firth Avenue), which comprises a 3 metre wide footpath flanked for much of its length with relatively recent tree plantings, and the other between the Hordern Pavilion and the Royal Hall of Industries which is periodically closed to pedestrians when back-of-house activities are underway for either of the adjoining buildings.

3.2.3 Centennial Park Equestrian Centre

The Centennial Park Equestrian Centre is located at the corner of Lang Road and Cook Road and is bounded to the north by the Entertainment Quarter accessed from Lang Road.

3.2.4 Hordern Pavilion and the Royal Hall of Industries

The Hordern Pavilion and the Royal Hall of Industries are not part of either Fox Studios or the Entertainment Quarter, and are separately operated by Playbill Venue Management. These two huge, historic structures face the eastern side of Driver Avenue, extending from Peter Firth Avenue (being the pedestrian access into the Entertainment Quarter from Driver Avenue, formerly known as Chelmsford Avenue and as Century Square) to Lang Road, each with a secondary frontage to Errol Flynn Boulevard.

Vehicular servicing of the Hordern Pavilion, which is the nearest of the two buildings to the SCG, occurs from Driver Avenue with optional egress to Errol Flynn Boulevard.

Pedestrian access is generally available from Driver Avenue to Errol Flynn Boulevard between the two buildings, but can be closed off for operational reasons by the venue manager.

3.3 To the West

To the west of the SCG is Driver Avenue, which links Moore Park Road in the north with Lang Road in the south. The two intersections of Driver Avenue with each of these roads are controlled by traffic signals. On the western side of Driver Avenue, immediately opposite the SCG, is the bus terminal which provides public transport access to the precinct during major events. Buses arrive at the terminal from Anzac Parade and depart towards Anzac Parade via Macarthur Avenue, an internal loop road within Moore Park.

West of Driver Avenue is the north-eastern part of Moore Park, delineated by Anzac Parade, Moore Park Road, Lang Road and inclusive of Driver Avenue (Driver Avenue is managed by the Centennial Park and Moore Park Trust). This part of Moore Park is known as “Moore Park East” and is owned and managed by the Centennial Park and Moore Park Trust. Within Moore Park East there are three major sections:-

- the northern section which includes land around Kippax Lake;
- the central section which comprises an AFL field; and
- the southern section opposite the Hordern Pavilion and Royal Hall of Industries.

The land surrounding Kippax Lake has been used for a number of music and other events in recent years including the Parklife music festival, the start of the “Sydney to Gong” community bike ride and parts of the Mardi Gras Parade. The southern section of the park has accommodated Circus Oz, Cirque du Soleil (which is now held in the Parade Ring in the Entertainment Quarter) and the Livid Arts Festival.

Both the northern and southern ends of Moore Park East are used for car parking during large sporting events at the SCG and Sydney Football Stadium. (The general extent of the event car parks is identified on the plan in Appendix 10.) The northern car park provides around 1,400 spaces whilst the southern car park provides 1,600 spaces.

The Centennial Park and Moore Park Trust is developing a new master plan for Moore Park. The key goals/objectives as expressed in the Moore Park Master Plan are as follows:-

- *Strengthen the Park’s identity and character by providing the framework for the renewal of Moore Park whilst protecting the key values of the site and its Victorian landscape.*
- *Confirm Moore Park as an integrated centre for sport, recreation and entertainment for the metropolitan and wider Sydney community while still protecting the integrity, character, heritage and balance of the Park.*

- *Recognise Moore Park as a key event site for NSW and enhance people's safety and movement during event mode.*
- *Improve the accessibility of the parklands through enhanced links and access points between different parts of the Park."*

Key strategies to implement the key goals are as follows:-

- “• *improve the appearance of the Park*
- *conserve and enhance significant natural and cultural heritage*
- *establish a framework for expanding commercial opportunities within Moore Park*
- *strengthen, develop and promote a diverse range of active and passive recreation opportunities throughout Moore Park*
- *conserve vistas in, through and around the Park*
- *strengthen entry points and avenues*
- *provide traffic flow, parking and public transport access*
- *improve links with surrounding residential areas*
- *incorporate interpretation and direction signs*
- *increase visitor safety and visitor's perception of safety*
- *provide a clean and safe environment."*

The exhibited version of the “constraints and opportunities” map for Moore Park East is provided in Appendix 11.

The Moore Park Major Events Co-ordinating Unit which comprises representatives from the Department of Transport, Fox, Centennial Park and Moore Park Trust, Council, Sydney Cricket and Sports Ground Trust, STA, RTA and the Taxi Council provides coordination and strategies for events in the Moore Park Precinct. The committee is able to arrange for supplementary parking to be provided and for special traffic management arrangements to be made to facilitate access to and from the area before and after major events.

There is a Moore Park Precinct Events Operation Plan in place which seeks to coordinate the impacts of the key stakeholders during events, allocating roles and responsibilities. Events are categorised (A, B and C), with Category A events being those which typically draw crowds of 25,000 spectators or more. For Category A events, all available parking resources in the precinct are activated (6,250 in total). Nevertheless, the majority of patrons during major events arrive by means other than private motor vehicle.

4. THE PROJECT

4.1 Goals, Objectives and Strategic Justification

4.1.1 Project goals and objectives

Goals:-

- to have the new facility available for the 2010-2011 series Ashes Test; and
- to take into consideration the need for the Trust to maintain event schedules and the temporary relocation of existing facilities during construction and the staging of construction.

Objectives:-

- to improve member experience by increasing the quality and variety of facilities available;
- to improve public access and facilities in the Noble, Bradman and Dally Messenger stands;
- to increase the length of the playing field by a further three metres. (Hence, the field will have increased in length at its longest axis a total of six metres including the three metres recently added at the southern end of the playing field);
- to improve back of house facilities;
- to increase the total number of seats, particularly for members; and
- to improve the Dally Messenger stand's integration with the SCG in general. (This stand is currently awkward in its presentation to the playing field).

4.1.2 Strategic justification

The need for replacement of the Noble and Bradman stands (and the Dally Messenger stand) has been recognised for a number of years, hence the identification of this project in the master plan prepared by the Sydney Cricket and Sports Ground Trust (see Section 1.6.4). Although the Noble and Bradman stands over the last 20 years have been the subject of additions, renovations and improvements, there has still been no significant improvement in the viewing environment or in access and egress provisions, particularly for disabled spectators. None of the existing facilities reach currently acceptable standards of comfort, viewing quality and food and beverage service expected by public sports spectators at a major Australian city sports venue.

The new Victor Trumper stand due for completion in December 2008 will set new standards for spectator facilities at the SCG and will exaggerate the inadequacies of the existing public and members' facilities in the existing Noble and Bradman stands.

The inefficiencies in the arrangement of seating, obstructed sight lines, patron access and egress and the difficulties which caterers and Trust security and maintenance staff have in adequately servicing the area, suggest that a redevelopment is required.

All three stands fail to provide the appropriate level of services, facilities, sight lines, disabled access, and amenities, and do not meet contemporary needs and standards for a world class sporting venue. Accordingly, it is now proposed to construct a new stand on the site of the Noble and Bradman stands, to demolish the upper tier of the Dally Messenger stand, and to replace the lower tier seating in that stand with new seating aligned and consistent with the concourse seating in the new stand.

The SCG is a place of state and national sporting significance. It must continue to evolve in order to properly serve its required role and function.

Further justification for the project is provided below in section 4.3.

4.2 Description

4.2.1 Project overview

Plans of the new stand are provided in Appendix 4, with associated illustrative materials provided in Appendices 5-7 (inclusive). The project comprises:-

- removal of the existing Noble and Bradman stands, including the associated terraces and other miscellaneous structures in the development zone;
- removal of the Dally Messenger stand elevated seating deck, although with (the scoreboard and advertising to be retained and renovation of the lower tier seating to match the concourse seating in the new stand;
- retention of the western tower element of the existing art deco style brick façade of the Noble stand and its adaptive re-use as a lift lobby and tower for the new stand (Members' entrance);
- construction of a new stand to replace the existing Noble and Bradman stands with provision of seating for approximately 13,065 patrons (including 32 disabled patrons) with associated facilities such as corporate suites, Members' dining room, Trustees' suite, food and beverage outlets, patron amenities and media/broadcast facilities;
- a high-level corner projection of the uppermost tiers of seating and roof above at the eastern corner of the new stand over and above land occupied by Fox Studios Australia;
- creation of a dedicated service road to the outside perimeter of the new stand affording vehicles such as large trucks/delivery vehicles access to a covered loading bay below the plaza level. Primary access will be from Moore Park Road via Paddington Lane. A

secondary entry will be provided from Driver Avenue which will be shielded from the tennis courts descending eastwards with high planted screening devices along the southern end of the courts;

- creation of a dedicated entry plaza incorporating ticket outlets and turnstiles; and
- relocation of two existing light towers, one to the top of the proposed new lift shaft with the retained tower element of the Noble stand to the western end, and one around 20 metres north of its existing location to the east of the Bradman stand.

4.2.2 Level-by-level accommodation

The new stand will have the following components in addition to the conventional seating tiers:-

Ground Level	<p>New entry plaza and service road (from Moore Park Road)</p> <p>Separate Trust, Media and Corporate and Members' access</p> <p>Commercial kitchen (goods lift), loading area, staff facilities, workshops, undercover loading dock</p> <p>AFL visitor's changing room</p> <p>Egress/access tunnel from/to O'Reilly stand</p> <p>Police, Conference, Catering and First Aid rooms</p> <p>New tractor chute to pitch</p> <p>New Outside Broadcasting/multi purpose assembly area</p> <p>Egress stair termination</p>
Level 1	<p>New pedestrian entry plaza, turnstiles/ticket booth</p> <p>Escalators/stairs/lift to upper levels (Members' areas)</p> <p>Separate Media, Corporate and Trust access</p> <p>Members' Bar and public concourse</p> <p>Prep kitchen, food and beverage outlets, merchandising</p> <p>Toilets, plant, egress stair termination</p>
Level 2	<p>Members' dining (with terrace) Trustees' dining, pre function area and function rooms</p> <p>Servery kitchens, Members' bar</p> <p>Bridge links to Members' stand and SFS</p> <p>Egress stairs and toilets</p>

Level 3	<p>Members Concourse and bars</p> <p>Escalators/stairs/lift to lower levels (Members areas)</p> <p>Food and beverage outlets and toilets</p> <p>Media area and amenities</p> <p>Toilets and egress stairs</p>
Level 4 (Upper Deck)	<p>Disabled patron areas (32)</p> <p>Camera platforms</p>

A series of escalators will connect all Member areas as well as an internal open stair and a lift. Trustees, Media and Corporate areas have dedicated lifts and associated lobbies.

4.3 Design Justification

The need to replace the Noble and Bradman stands is pressing for a number of reasons. The demands for additional comfort, amenity and operational efficiency have increased significantly since these facilities were completed. Commercial competition from other venues both locally and throughout Australia has highlighted the inadequacy of existing facilities. Whilst the existing Noble and Bradman stands have undergone minor alterations over the years in an attempt to address these issues, the basic architecture will not permit the necessary improvements to meet current international standards.

The Sydney Cricket and Sports Ground Trust wishes to increase spectator capacity for peak events as well as improve patron facilities (such as bars, food and beverage areas and amenities) and presentation for Members, the public and the media.

The new stand will be the second stage of redevelopment of the SCG. It will be similar in form, materials and detailing to the new Victor Trumper stand (ie. Stage 1, that is due for completion in December 2008). It will comprise four levels of accommodation with an elevated seating deck and cantilevered roof.

The quality of the proposed seating and its relationship to the pitch with optimum viewing at all levels with ample toilets, food and beverage outlets presents a significant improvement to existing conditions. The seating decks in the new stand will have similar gradients and profiles to the new Victor Trumper stand. Ground level, Level 1 and Level 2 in the new stand are similar to the AHD levels in the Victor Trumper stand, providing horizontal continuity and possible future links through the redevelopment of the O'Reilly stand (ie. Stage 3 of the SCG redevelopment).

To mediate the height between the new stands and the historic Members' stand, the western tower of the existing Noble stand is to be retained. Whilst the retained decorative brick tower and the new stand are physically connected, the new stand will be setback on its eastern side to provide separation from the existing Members' stand.

The retained tower will be integrated with an entry and vertical circulation area for Members. It is envisaged that the façade between the stand proper and retained tower be as

transparent/neutral as possible to assist in transition between the new and the old components.

Facing north, a proportion of the rear façade will require horizontal sunshade devices to areas which are exposed and glazed to economise on air conditioning and provide comfort for occupants. (This is a requirement of the Building Code of Australia.) This is of particular importance to the western end of the new stand which will accommodate the Members' bar and dining areas. The shading devices would be designed to admit sun in winter and afford views out to the north year round from areas such as the Members' bar. (These devices will not block views.) This treatment will not apply to areas which are solid such as walls to toilets but will also apply to external balconies to provide respite from the sun (such as the Members' dining terrace). Some opening elements will be incorporated into the façade to provide natural cross flow ventilation in warm weather. (Energy usage is discussed in Section 4.16 below.)

With the completion of the new Victor Trumper stand, a continuous ring of seating and horizontal roof forms facing the pitch is created to the south, even though there is difference in roof heights to individual stands. The roof of the new stand is discussed in more detail below. However, it will be similar in form to the Victor Trumper stand. The leading edges of the roofs will align in height and setback from the field, so that with the future completion of Stage 3, there will be a consistent roof edge around over half of the SCG.

The new stand will create a visual closure of the northern end of the SCG with the integration of a similar modern structure which will compliment the Brewongle, Churchill, O'Reilly and Victor Trumper stands. It is not intended that the new stand compete visually with the Members' stand.

Public safety will also be enhanced in the new grandstand through the provision of discreet access corridors and vomitories to the upper deck.

4.4 Seating

The new stand and modified Dally Messenger Stand will provide seating for around 13,065 patrons, increasing the total capacity of the SCG from around 46,000 to around 48,000. (The "Redevelopment of an Existing Competitive Stadium" section of the Stadium Australia Project Agreement Amendment Deed as agreed by the NSW State Government effectively caps the SCG at a capacity of 48,000 seats.)

This increased capacity (as with the existing capacity) is only likely to be reached during a few major events each year. Average attendances as detailed in Section 2.2.1, for cricket and AFL matches, are all well within both the existing and proposed capacities of the SCG.

Thus, the new stand can be seen more as a measure to improve facilities at the SCG for members, the public and the media than simply as a drive for increased capacity.

4.5 Patron Access

To and within the new stand

Pedestrian access will be from both Driver Avenue and Moore Park Road via Paddington Lane. New public turnstiles will be located on a split-level pedestrian plaza accessed primarily from Paddington Lane (refer Level 1 plan), although a future external concourse could provide a link to the plaza for patrons approaching from Driver Avenue. New stairs, escalators and a lift are dedicated to members' access and circulation (western end of stand), with separate access points (lifts with lobbies) for media, Trustees and corporate entities. A new aperture will be created in the west wall of the retained decorative brick tower element for members' access.

Member and public areas are clearly demarcated as is access to these areas.

Wide egress stairs double as vertical circulation for the public, tucked into the rear of the stand.

During construction

During construction, patron access and egress to/from the SFS (all gates) will be required as well as access to the other SCG stands. The contractor will be required to access the development zone from Paddington Lane. Probable access to other stands will be from Driver Avenue and Paddington Lane. Access to the Members' stand should remain unchanged except for some minor restrictions for safety hoardings and the like. Access to the Bill O'Reilly stand will be via the Victor Trumper stand.

The site of the existing Bradman and Noble stands will be a secured construction zone. The Stage 2 site will remain secured from the public until late 2009 when the lower seating deck is expected to be completed and available to spectators.

In addition, the outside broadcasting area will have to be retained in some form as well as access for fire trucks to the SCG.

Pedestrian link

Consideration has been given to incorporating the existing pedestrian connection from the new stand into the Sydney Football Stadium. This is currently shown at the Members' dining terrace at Level 2.

4.6 Vehicular Access and Servicing

The project will include loading facilities located on ground level to allow for the servicing needs of the new stand. These servicing needs include:-

- loading/unloading of food, beverages and merchandise, and the like;
- loading/unloading of equipment associated with concerts/performances held within the SCG

- access to electrical substation and plant
- waste removal and collection.

Service vehicle access to the site will be from Moore Park Road via Paddington Lane. Parking spaces will be allocated at the ground level for police, ambulance and service vehicles only, with no public parking.

4.7 Lighting

Light Tower No. 6, presently located between the Members stand and the Noble stand, will be relocated on top of a new stairwell to be constructed at the rear of the retained section of the Noble stand. It will be around 9 metres north of its existing location.

Light Tower No. 1, presently located to the east of the Bradman stand, will be relocated around 20 metres to the north, where it will be further from the common boundary with Fox Studios Australia than it is at present.

The lighting to these and all other lighting towers at the SCG was upgraded in 2007 to modern-day international standards. The luminaires are now all within the headframes (as opposed to the previous situation where they ran down the upper part of the towers) and are designed to minimise light spill emanating from the SCG, whilst improving the luminous intensity requirements on the playing field.

4.8 Projection over Eastern Boundary of SCG

As shown on Drawing PA-01G (ie. the Ground Floor plan), there are existing buildings immediately to the east of the proposed new stand within Fox Studios. They are single-level structures known as Fox Buildings 24, 25 and 26. They are used for office purposes by Fox Studios' tenants, and are separated from the Sydney Cricket Ground by a 5-metre high boundary wall. Fox Studios Australia has identified Buildings 24, 25 and 26 as being capable of demolition and redevelopment. No heritage significance attaches to these buildings.

As shown on Drawings PA-07A and 08A, the easternmost corner of the new stand along with the roof above project beyond the boundary over the Fox site. Drawing PA-12A is a section through the new stand at the point where it projects. The lowest points of the projection (ie. the trusses supporting the roof) are around 10 metres above ground level, whereas the underside of the seating tiers are between 15 metres and 20 metres above ground level.

The area of the Fox site occupied by the projection, which extends up to 14 metres measured perpendicular to the boundary, is around 180m².

The projection is to be the subject of an agreement between the Centennial Park and Moore Park Trust, as owner of Fox Studios, and the Proponent.

4.9 Height of Structure

The uppermost tier of seating in the new stand will be at approximately RL 62.5 metres AHD and the roof structure of the new stand (at around RL 68.3 metres AHD) will project approximately 4 metres above the maximum roof level of the new Victor Trumper stand, and 7.5 metres above the Churchill stand and O'Reilly stand) This is largely due to the additional rows of seating towards the rear of the upper deck, pushed back by the location of new media facilities. Although the new stand will have the highest roof at the SCG, it will remain well below the height of the roof of Sydney Football Stadium.

4.10 Roof Design

The roof to the new stand is similar in form to that of the Victor Trumper stand, with the leading edge (fascia) over the pitch being at the same level. The materials of the roof may change depending on sunshade studies and impact on the pitch of the overhang. The roof as indicated on the attached drawings is an indication, details of the structure and materials are yet to be finalised.

The roof will be a plane that is cantilevered from the rear of the upper stand level so that no supporting columns within the spectator seating areas. This is similar to the nearly completed Victor Trumper stand and echoes the planes of the Churchill and O'Reilly stands. The character of the SCG (apart from the heritage buildings) is a collection of stands with roofs that ring the Ground. Each is at a different height and constructed to different details. Whilst the roof for the Noble and Bradman stand will be higher, its form will be slim and structure light so that it does not detract from the Members' stand, yet retains a graceful presence when approached from the plaza (Moore Park Road) side and not dominate the Members' stand when viewed from the north.

The roof will:

- overhang the Fox boundary by 14 metres maximum to the east;
- have a top-of-fascia height of RL 63.667 metres;
- have a maximum height of approximately RL 68.00 metres AHD to the top of the structure; and
- cover approximately 8,300 seats in plan over the three levels.

4.11 Materials and Finishes

Building colours will be neutral so as not to compete with the Members' stand. A colour palette of silver/grey tones will be used as a base, comprising natural concrete, plain/textured block work and painted steel (trusses, roof framing etc). Given the proximity to the Members' stand and the decorative brick tower, some colours and textures from these elements may be "borrowed" in limited quantities in solid portions of the façade (eg blockwork to amenities blocks). Sunshade devices will be natural anodised or powder coated aluminium for maintenance reasons.

The roofing material will be a locally sourced proprietary translucent fibreglass product (Ampelite or similar) which will be preformed to fit the three dimensional curve shape. This product has a factory installed gel coating which provides a high degree of self cleansing and ultraviolet protection (ie. it will not decompose or discolour with exposure to the sun). Profiled sheets provide additional strength and ease of fixing/weatherproofing. Being translucent in nature, internal lighting can be incorporated as an additional feature providing a “glow” to the roof at night as a design feature. Various colours are available and a twenty five year guarantee is provided by the manufacturer (important given the extent of use of the material). It is extremely durable and has been used in many similar projects.

4.12 Fox Studios Boundary Wall

The wall along the eastern boundary of the SCG which separates it from Fox Studios is to be retained. It should not be necessary to modify the wall in any way (eg. apertures for egress).

Whilst the eastern corner of the uppermost tiers of seating (and roof above) will overhang the boundary, it is not envisaged that the wall will be used for structural support.

4.13 Advertising and Signage

No advertising signage is proposed on the rear of the new stand that would be visible from within Fox Studios.

4.14 Public Address System

The new stand will be serviced by a new public address (“PA”) system, the design of which will incorporate carefully directed speakers (with tight control of noise beams) so as to minimise noise spill. The new stand will incorporate small speakers at regular intervals, emitting relatively low noise energy levels to provide an improved acoustic environment for spectators and neighbouring land uses.

4.15 Services

4.15.1 Stormwater

The existing main stormwater line passing through the western side of the site towards Fox Studios services the existing site and will remain to serve the new development. Drainage from the new structure can reach this system via gravity without the need for pumping.

4.15.2 Sewer

The existing sewer line serving the toilets at the eastern side of the site will remain and service the new stand.

4.15.3 Water Usage

Water usage to the new building will increase to serve the additional catering outlets and toilets. All economically available devices and systems will be employed in the new grandstand to minimise water usage. It is intended to use harvested rainwater for the flushing of toilets and urinals.

4.15.4 Ground Irrigation

No change to the existing ground irrigation and bore water recovery systems is required by the new stand.

4.16 Construction Management

A Construction Management Plan has been prepared by McLachlan Lister (see Appendix 13). It provides details of how the construction process is likely to be undertaken by the main contractor (once appointed) and the activities which will be coordinated on and around the site to ensure a safe working environment is maintained with minimum disruption to surrounding roads and businesses.

It addresses, in detail, likely impacts on adjoining neighbours including noise and vibration impacts. It also sets out a consultation process ahead of and during construction, identifies construction risks and measures to mitigate same, and details traffic management measures.

4.17 Programme

An indicative program for the early works, demolition, excavation and construction is contained in Attachment 4 of the Construction Management Plan in Appendix 13.

4.18 Waste Management

A draft Waste Management Strategy has been developed by the Sydney Cricket and Sports Ground Trust for implementation upon commissioning of the new stand. A copy is provided in Appendix 15. This draft strategy will be further developed with input from key stakeholders (eg. caterers, hirers, operations staff, etc).

4.19 BCA Compliance

A preliminary BCA Compliance Report has been prepared by Davis Langdon, a copy of which is provided in Appendix 16.

5. CONSULTATION

5.1 Environmental Assessment Requirements

The DGEARs require that during the preparation of the Environmental Assessment an appropriate and justified level of consultation be undertaken with the following relevant parties:-

- City of Sydney Council;
- Department of Environment and Climate Change;
- Roads and Traffic Authority;
- State Transit Authority;
- Ministry of Transport
- Centennial Park and Moore Park Trust;
- Fox Studios Australia; and
- NSW Heritage Council.

5.2 City of Sydney Council

The Sydney Cricket and Sports Ground Trust first briefed Sydney City Council's town planner for the area (Mr Andrew Rees) on 26 March 2008. Sydney City Council was also consulted by the Department of Planning in the preparation of the Environmental Assessment requirements.

The Council, by letter dated 27 June 2008, has advised the Department of Planning that a detailed Heritage Report addressing the impacts of the demolition of the existing Noble and Bradman stands in relation to the overall significance of the SCG, as well as the impact on the Ladies' and Members' stands, was required to assess the proposal. A detailed Heritage Impact Statement accompanies this Environmental Assessment (see Appendix 9). It assesses the impacts referred to by Council.

In its letter to the Department, the Council also raised concern about the impacts that the increased spectator capacity of the SCG might have on existing car parking and traffic conditions. In this regard the capacity of the SCG is restricted to 48,000 seats as a consequence of the "Redevelopment of an Existing Competitive Stadium" section of the Stadium Australian Project Agreement Amendment Deed. The Victor Trumper stand was intended to increase the SCG's capacity to 46,764 – just 1,236 seats below the capacity now proposed. (For reasons set out elsewhere in this report, the actual number of seats within the new Victor Trumper stand is less than that originally envisaged.) The increased capacity now proposed above the capacity approved as a consequence of the new Victor Trumper stand is

thus only 1,236 seats. This additional capacity will only be achieved during infrequent peak events. Average attendances are well below the existing and proposed capacities.

Detail of special transport and parking arrangements put in place for major events within the Moore Park precinct are addressed in Section 3.3 of this Environmental Assessment report. Systems are thus in place to deal with peak events through the Moore Park Major Events Coordinating Unit and Moore Park Precinct Events Operation Plan. These will continue in perpetuity.

Council also wanted the Proponent to address how heavy vehicular movements during demolition, excavation and during the construction period will be minimised through surrounding residential streets bounded by Moore Park Road to the north and Lang Road to the east. In this regard, the majority of construction vehicles will access the development zone via Paddington Lane. Section 10 of the Construction Management Plan in Appendix 13 addresses construction traffic management. It states that an Access and Traffic Management Plan will be prepared to cover the duration of the works. The Access and Traffic Management Plan will stipulate that construction vehicles are not to utilise local residential streets such as Cook Road, Forbes Road, Poate Road and Darval Street.

5.3 Department of Environment and Climate Change

As with the Stage 1 grandstand, the Department of Environment and Climate Change was not consulted by the Department of Planning in the preparation of the DGEAR's but is identified in the DGEAR's as an agency to be consulted. It is understood that the reason for this required consultation relates to potential noise issues during demolition, excavation and construction. In this regard, the following matters were discussed with Mr Larry King from DECC in the case of the Stage 1 proposal:-

- Regarding rock pick operations during demolition, Mr King was of the opinion that smaller rock picks over a longer period may be preferable to larger rock picks over a shorter period. However, this is a matter which will need to be negotiated with adjacent landowners to obtain their input/preference;
- Mr King wanted the acoustic consultant to explore the possibility of using concrete 'splitting' and then crushing of the slabs on site to minimise noise levels;
- Mr King was generally happy with the concept of internal noise goals for adjoining spaces during construction (rather than a background +5dB(A) approach), provided the concept works; and
- DECC would provide further input/consultation at a later stage, if required.

For the Stage 2 project, Bassett's acoustic engineer has forwarded his noise report (see Appendix 14) to Mr Gregory Abood at DECC for comment. His comments have yet to be received. These comments apply equally to Stage 2. A detailed acoustic assessment is provided in Appendix 14.

5.4 Roads and Traffic Authority

Representatives of the Sydney Cricket and Sports Ground Trust met with RTA representatives to brief them on the project on 15 April 2008. The RTA was also consulted by the Department of Planning in the preparation of the Environmental Assessment requirements. In its letter of 8 July 2008 to the Department, the RTA requested a Traffic Management Plan for all demolition and construction activities, to be submitted to the RTA for approval prior to commencement of construction activities. The Construction Management Plan in Appendix 13 addresses traffic management issues and identifies the need for an Access and Traffic Management Plan for the duration of the works. This will need to be prepared in conjunction with the main contractor, once appointed.

5.5 State Transit Authority

The State Transit Authority ("STA") was consulted by the Department of Planning in the preparation of the Environmental Assessment requirements. Previous discussions between BBC Consulting Planners and Mr David Keanan of the STA in July 2006 in relation to Stage 1 (ie the new Victor Trumper stand) revealed the possibility that additional bus services may be required to cater for maximum attendances at the SCG which are expected to generally occur on a limited number of occasions per year (ie. the first day of the Sydney Cricket Test, certain one-day cricket internationals, AFL final series matches, etc.). Mr Keanan noted that around 25% of patrons utilise bus services to travel to and from the SCG. As the Stage 2 stand only increases the capacity of the SCG by around 4% of its capacity on completion of the new Victor Trumper stand, this situation is unlikely to change to any substantial degree.

5.6 Centennial Park and Moore Park Trust

Representatives of the Sydney Cricket and Sports Ground Trust met with representatives of the Centennial Park and Moore Park Trust on 28 March 2008 to discuss the proposal. The Centennial Park and Moore Park Trust ("CP and MPT") was also consulted by the Department of Planning in the preparation of the Environmental Assessment requirements. A second meeting to discuss the proposal was held on 7 August 2008. Project application design drawings were tabled at the meeting. Representatives of the Sydney Cricket and Sports Ground Trust confirmed at the meeting the extent of the projection of the upper deck at the eastern end of the new grandstand beyond the SCG boundary onto land occupied by Fox Studios Australia and noted that the projection would be unlikely to impact substantially on any proposed three-storey office development erected adjacent to the boundary wall in the vicinity of the projection.

Discussions between the Sydney Cricket and Sports Ground Trust and executive staff of the CP and MPT continue. The Proponent anticipates that the CP&MPT will seek registration of an easement for the projection, on the provision of certain conditions being addressed by the Proponent. These will be the subject of detailed discussion between the parties.

5.7 Ministry of Transport

As part of the Stage 1 development the Sydney Cricket and Sports Ground Trust undertook (Statement of Environmental Effects Commitment 5.22) to inform the Ministry of any development that would impact on bus servicing. This commitment remains.

Sydney Buses, in its response to the Department of Planning (undated) in relation to the Preliminary Assessment Report for the project, queried how the Proponent would access the site. That access is to be provided from Moore Park Road onto Paddington Lane. Construction-related access will have a minimal effect on the facilities off Driver Avenue utilised by Sydney Buses during major events.

The Construction Management Plan in Appendix 13 identifies the need for an Access and Traffic Management Plan to be put in place for the duration of project construction. This will be prepared in consultation with Sydney Buses.

5.8 Fox Studios Australia

Fox Studios Australia Pty Limited was consulted by the Department of Planning in the preparation of the Environmental Assessment requirements. Representatives of the Sydney Cricket and Sports Ground Trust also met with representatives of Fox Studios Australia Pty Limited on 28 March 2008, on 22 April 2008 and again on 6 August 2008. At the later meeting, representatives of the Sydney Cricket and Sports Ground Trust tabled project application plans and confirmed the extent of the projection of the upper tiers of seating and roof above beyond the SCG boundary, and noted that the height of the project was unlikely to have a substantial impact on a three-storey office redevelopment adjacent to the boundary wall.

Major issues raised during these meetings include:-

- the impact of the projection on the buildings adjacent to the boundary wall and on the development potential of the land occupied by those buildings;
- impacts on tenants in the aforementioned buildings and the possibility that some of those tenants may need to relocate;
- impacts associated with demolition, excavation and construction activity particularly on Sound Stage 1, including:-
 - necessity of using Fox Studios for construction activities including access; and
 - impact on productions from noise and vibration.

The Proponent acknowledges that it is essential that any construction activity impacting (or potentially impacting) on Fox Studios needs to be clearly identified in a Construction Management Plan (as per Appendix 13) and coordinated with Fox Studios to minimise disruption and adverse impacts on both tenants and productions.

Discussions between Fox Studios Australia Pty Ltd and the Proponent will continue.

5.9 NSW Heritage Office

Godden Mackay Logan, as authors of the Heritage Impact Statement in Appendix 8, met with the NSW Heritage Office on 14 August 2008 in the preparation of their Heritage Impact Statement. No formal response from the Heritage Office has been provided.

5.10 Other Consultation

5.10.1 Minister for Sport and Recreation

The Minister for Gaming and Racing, and Minister for Sport and Recreation, the Hon. Graham West MP, has given approval (by letter dated 12 August 2008) for the Proponent to proceed with lodging a detailed project application for the project.

5.10.2 Hirers

Sydney Swans, the NRL and Cricket NSW have all given their support to the project. Letters from each are provided in Appendix 20.

5.10.3 Service Authorities

Energy Australia, Telstra, Jemena (Gas) and Sydney Water have each been consulted by Bassetts. Details are set out in Section 6.9 of this Environmental Assessment report.

6. KEY ASSESSMENT REQUIREMENTS

The Director-General's Requirements dated 10 July 2008 identify both "general" and "key assessment" requirements. This section of the Environmental Assessment addresses the key assessment requirements identified by the Director-General. Provided in Appendix 17 is a checklist which identifies where each of the Director-General's requirements are addressed in the Environmental Assessment Report.

6.1 Ownership and Title

6.1.1 Land title and ownership details for all parcels of land which form part of the development site

The SCG comprises Lot 1530 in DP 752011, and is owned and operated by the Sydney Cricket and Sports Ground Trust. The Trust also owns land comprising Paddington Lane which is to be used for the purposes of construction access, and which currently provides vehicular and pedestrian access from Moore Park Road to the Sydney Cricket Ground and to the rear of the Sydney Football Stadium. Paddington Lane formerly comprised Lot 1 in DP 205794, but is now Crown land.

Part of the uppermost tiers of seating in the easternmost part of the proposed new stand, along with the support trusses below and roof above, extend (ie. project) beyond the boundaries of Lot 1530 in DP 752011 onto (or more specifically, above) land occupied by Fox Studios. That land is comprised in Lot 51 in DP 1041134 and is owned by the Centennial Park and Moore Park Trust. The consent of the Centennial Park and Moore Park Trust is being sought (as landowner) by the Sydney Cricket and Sports Ground Trust to the above-described projection.

6.1.2 The Environmental Assessment should address any potential impacts which may affect adjacent operators both during the construction and/or once the new stand is in operational use

The adjacent operator affected by the proposed project is Fox Studios Australia Pty Ltd. Fox Studios is described in Section 3.2.1 of this Environmental Assessment Report. A plan of the studios is provided in Appendix 19.

There are existing buildings immediately to the east of the proposed new stand within Fox Studios, which are single-level structures known as Fox Buildings 24, 25 and 26, used for office purposes by Fox Studios' tenants. They are separated from the Sydney Cricket Ground by a 5-metre high boundary wall. Fox Studios Australia Pty Ltd has identified these buildings as being capable of demolition and redevelopment in the form of a two- or three-storey structure.

As described in Section 4.8 of this Environmental Assessment Report, the easternmost corner of the new stand, along with the roof above and trusses below, project beyond the boundary of the SCG over the Fox site. The lowest points of the projection, being the trusses

supporting the roof, are around 10 metres above ground level, whereas the underside of the seating tiers are between 15-20 metres above ground level. The projection occupies an area of around 180m² of Fox Studios and projects up to 14 metres from the common boundary between the Sydney Cricket Ground and Fox Studios Australia when measured perpendicular to the boundary.

This projection and the general proximity of the new stand to the boundary wall dividing the Sydney Cricket Ground from Fox Studios Australia will require the carrying out of construction activities within Fox Studios Australia. The projection and the construction activities will be the subject of an agreement between the Centennial Park and Moore Park Trust, as owner of Fox Studios, Fox Studios Australia Pty Ltd, and the Proponent. It will be necessary to erect an overhead protection gantry and scaffold platform within Fox Studios, beneath the projection, in order to maintain a safe working environment to the existing offices and adjacent roadway. A "B Class" structure will be necessary to protect Building 26 on the Fox site, being the building immediately below the proposed projection, both during demolition of the existing stand and construction of the new stand. Details of the approximate extent of the B Class hoarding to be erected on Fox Studios is illustrated in Appendix 5 of the Construction Management Plan, in Appendix 13 of the Environmental Assessment Report.

The Construction Management Plan recognises that there may be a need for the temporary relocation of tenants in these buildings during the construction process.

The effect of construction on Fox Studios Australia is addressed in Section 6 of the Construction Management Plan in Appendix 13, and provides information relating to the likely extent of required access for construction purposes from Fox Studios Australia, and likely noise and vibration impacts on Fox Studios. Noise impacts are also detailed in the Noise Impact Analysis in Appendix 14. An Access Agreement will be entered into between the Proponent and Fox Studios, similar to that currently in place in relation to the Stage 1 works.

As with Stage 1, a concerted effort has been made to address likely impacts during construction through preparation of the detailed Construction Management Plan. This forms the basis for ongoing discussions and agreements between the relevant parties.

Once the new stand is in operational use, potential impacts relate to overshadowing, noise and light spill. These issues are addressed in Sections 6.2.3, 6.6 and 6.5 of this Environmental Assessment Report, respectively.

6.1.3 Details of lease agreement proposed for the land part of the stadium overhanging into land leased by Fox Studios Australia

The Proponent recognises that it is necessary to obtain the consent of both the Centennial Park and Moore Park Trust as owner of the former Moore Park Showground, now Fox Studios Australia, and of Fox Studios Australia Pty Ltd as lessee of that land, to the carrying out of construction of the projection and to construction access within Fox Studios.

This consent will be the subject of a Lease Agreement, yet to be formalised as well as an Access Agreement during construction. An easement for the projection will need to be

registered on the Centennial Park and Moore Park Trust's land promptly after completion of the proposed development.

Access during construction, the erection of a protective hoarding over Building 26, the projection of the new stand over Fox Studios Australia, and the registration of an easement for the projection, are all matters to be dealt with in the agreement between the Proponent, the Centennial Park and Moore Park Trust and Fox Studios Australia.

6.2 Design, Visual Impact and Design Quality Principles

6.2.1 Existing topography, bulk and scale of existing development (including existing SCG stands), building heights, view corridors, streetscape and address, vehicular and pedestrian connectivity, entry points, traffic management and hierarchy

A detailed description of the project and its various elements is provided in Section 4 of this Environmental Assessment Report.

Details of the existing SCG, its various stands, and their seating capacities are set out in Section 2 of this Environmental Assessment Report. Additionally, Appendix 5 provides plan and section overlays of the existing Noble and Bradman stands compared to the proposed new stand, to give a clear indication of relative bulk and scale.

These relativities are also evident from the photomontages which show the existing and proposed situations from three vantage points around the proposed stadium (see Appendix 7). Essentially, the proposed new stand which is the second stage of recent redevelopment at the SCG will be similar in form, height, materials and detailing to the new Victor Trumper stand, presently close to completion. The new stand will provide four levels of accommodation with an elevated seating deck and cantilevered roof. The seating decks will have similar gradients and profiles to the new Victor Trumper stand.

The proposed roof will have a maximum height of approximately RL 68.4 metres AHD, which is around four metres higher than the maximum height of the new Victor Trumper stand.

To mediate the height between the new stand and the historic Members' and Ladies' stands, the western tower of the existing Noble stand is to be retained and adaptively re-used for access purposes. Although physically connected, the retained decorative brick tower will be separated from the new stand by a predominantly glazed circulation space, providing an appropriate relationship with the historic Members' stand to the west.

The new stand, like the existing Noble stand, is prominent largely in views only from within the SCG site, including the areas between the SCG and the Sydney Football Stadium which include the Walk of Honour and the Members' garden. Whilst the Noble stand can also be viewed from certain locations in Driver Avenue, those views are partially screened by the existing high SCG boundary wall, and by vegetation within the SCG. The new stand will also be seen in the context of the collection of stands within the SCG and also of the Sydney Football Stadium.

At its nearest point, the new stand will be over 75 metres from Driver Avenue. As a consequence, the streetscape of Driver Avenue will be largely unaffected by the proposal and the new stand has little impact on the address of the SCG to Driver Avenue, such address being dominated by the Brewongle stand and, to a lesser extent, the historic Ladies' stand and Members' stand.

As for views and vistas from Moore Park Road, they are heavily screened by the Sydney Football Stadium, substantial vegetation both around Sydney Football Stadium and within Fox Studios Australia, and by the high boundary wall around the former Moore Park Showground along the Moore Park Road frontage. Furthermore, Moore Park Road, at the top of Paddington Lane, is around 15 metres above the surface of the SCG, resulting in the existing Bradman and Noble stands, and the new stand, which at its nearest point is 250 metres from Moore Park Road, not being prominent when seen from that road.

On completion of the proposed new stand, vehicular and pedestrian connectivity to the SCG will be much as they are at present. Paddington Lane will continue to be a primary means of access to the SCG from Moore Park Road and will continue to provide service vehicle access outside of public events. Pedestrian access from Paddington Lane through a new turnstile structure to the Bill O'Reilly stand, beneath the retained lower tier of the Dally Messenger stand, and thence into the new Victor Trumper stand, will continue to be available.

There will be no change to the external entry points to the SCG lands as a consequence of the proposal. Similarly, existing traffic management measures will remain in place. These are detailed in Section 3.3 of the Environmental Assessment Report. Details therein set out how the Moore Park Precinct is managed during events to maximise public transport usage, provide additional car parking and integrate activities between key stakeholders. The increase in spectator capacity at the SCG to 48,000 will have only a minor impact on existing traffic, transport and parking infrastructure during peak events. Those peak events are highly infrequent, as detailed in Section 2.3 of this Environmental Assessment Report.

6.2.2 Number of seats proposed under the proposal and the existing and proposed total number of seats for the SCG as a whole

The new stand and modified Dally Messenger stand will provide seating for around 13,065 patrons, which will increase the total capacity of the SCG from around 46,000 to around 48,000 spectators. The capacity of the SCG is capped at 48,000 by the "Redevelopment of an Existing Competitive Stadium" section of the Stadium Australia Project Agreement Amendment Deed, as agreed by the NSW State Government. The Proponent commits to undertaking an audit of seat numbers on completion of the project to demonstrate compliance with the 48,000 cap in capacity.

6.2.3 Analysis of privacy, views and overshadowing, including shadow diagrams, on key buildings at Fox Studios as well as any impact on future redevelopment options of these buildings. All impacts should be minimised and mitigated where appropriate

In terms of immediate proximity, the buildings within Fox Studios most affected by the proposal are Buildings 24, 25 and 26 (see Appendix 19). Whilst Buildings 24 and 25 occupy the area at the rear of the relocated electronic scoreboard, which is located above the upper tier of the Dally Messenger stand, Building 26 lies beneath the proposed projection. Building 26 will need to be protected by a B Class hoarding during the construction period.

Fox Studios Australia has identified the potential of these buildings for redevelopment, particularly Building 26. The desire to construct a two- to three-storey building on the site of Building 26 has been identified by representatives of Fox Studios Australia. No heritage significance attaches to Buildings 24, 25 or 26.

As detailed on the project application drawings in Appendix 4, and particularly Drawing PA-12A, PA-07A, 08A and 12A, the lowest points of the projection (ie the trusses supporting the roof) are around 10 metres above the ground level adjacent to Building 26, whereas the underside of the seating tiers are between 15 and 20 metres above ground level. These proposed clearances should provide adequate scope for the construction of a two- or three-storey building, although the configuration of the uppermost level of any three-storey building may need to be adjusted to accommodate the locations of the three trusses which project beyond the boundary. These trusses will be around 10 metres apart.

No openings are planned in the wall of the new stand which will abut the boundary with Fox Studios. A south-east facing function room window on Level 2 may give rise to some occasional overlooking when the room is in use. Additionally, as with the existing stand, the potential exists for spectators in the upper tiers of seating at the easternmost extent of the stand, to look into Fox Studios. Because of the extent of the projection, the degree of potential overlooking is increased. It is unlikely however that this will have any significant impact on the use and enjoyment of Fox Studios as a professional film studio. At all times that the SCG is in use the focus of spectator attention will be what's happening on the field.

In relation to shadow impacts, shadow diagrams identifying both the existing and proposed shadow impacts are provided in Appendix 8. These diagrams illustrate that the proposed new stand will have a minor impact on the extent of overshadowing of buildings and spaces within the north-eastern part of Fox Studios Australia.

6.2.4 Photomontages

Photomontages are provided in Appendix 7. The photomontages are:-

- from within the SCG on the playing field adjacent to the Bill O'Reilly stand;
- from the western side of Driver Avenue, east of the Noble stand; and
- from within Fox Studios, west of the Dally Messenger stand.

The photomontages provide views from these locations both before and following construction of the new grandstand. With reference to the view from the playing field adjacent to the Bill O'Reilly stand, the photomontage of the proposed stand is notable in that it clearly illustrates the greater separation between the historic Members' stand and the new stand. The area between the Members' stand and the existing Noble stand is heavily cluttered and contains Light Tower No. 6. Relocation of Light Tower No. 6 onto a lift tower at the rear of the retained element of the Noble stand is a major benefit of the proposal, as is the movement eastward of the upper decks of the new stand. There is a clear transition from the old (ie. Member's stand) to the new (ie. the new stand) via the retained western tower of the Noble stand.

The proposed view from the western side of Driver Avenue illustrates the clear separation between the Members' stand and the new stand via the abovementioned transition. This view from Driver Avenue illustrates the radial geometry of the new stand and the way in which the rear of the stand recedes from view as it curves around towards the Dally Messenger stand. (It should be noted that on the proposed view, an existing tree has been removed to allow clear visibility of the new stand, although in reality the existing tree will remain in its existing location, partly screening the new stand from the selected view location.)

The photomontage from within Fox Studios indicates the unattractive rear of the existing Bradman stand, juxtaposed against which the proposed new stand can be seen as a cleaner, more modern and appealing architectural form. The sweep of the roof of the new stand also gives it a recessive quality as it returns around the northern end of the playing field towards the Members' stand.

6.2.5 Compatibility with the Hill stand in terms of height, scale, design and roof form

The new stand will have its uppermost tier of seating at approximately RL 62.5 metres AHD compared to RL 58.8 metres AHD in the new Victor Trumper stand. Similarly, the maximum height of the roof of the new stand, at around RL 68.3 metres AHD will be approximately 4 metres above the maximum roof level of the new Victor Trumper stand.

The increased height of the new stand arises because of the need to locate new media facilities on Level 3, which pushes back rows of seats in the upper tier, and although the new stand will have the highest roof at the SCG, it will remain well below the height of the roof of the existing Sydney Football Stadium.

The top of the fascia of the roof will be at RL 63.667 metres (ie. that part of the roof facing towards the playing field). This will be at the same height as the new Victor Trumper stand fascia.

The new roof will be entirely compatible with the roof of the new Victor Trumper stand in terms of its height, scale, design and roof form.

6.3 Conservation and Heritage

6.3.1 The design of the stand should take into account and fully address the heritage and conservation status of SCG

The heritage and conservation status of the SCG is addressed in detail in the Heritage Impact Statement provided in Appendix 9. The key considerations in terms of the impacts of the proposed new stand on the heritage significance of the SCG relate to the demolition of the Noble stand and the relationship of the new stand to the Members' and Ladies' stands. Demolition of the Noble and Bradman stands is addressed below in Section 6.3.2.

Impacts on the Members' and Ladies' stands are addressed in the Heritage Impact Statement and below in Section 6.3.3.

The design of the new stand and its relationship with the retained tower has been carefully considered. A low, glazed link will connect the main part of the new structure to the retained tower of the Noble stand, providing an appropriate transitional element between the new stand and the historic Members' stand.

6.3.2 A Heritage Impact Statement (HIS) should be prepared to address the impacts of demolition of the Noble and Bradman Stand

The Heritage Impact Statement in Appendix 9 specifically addresses the Director-General's Environmental Assessment Requirements relating to heritage impact. The Noble stand is identified in the Draft Conservation Management Plan (currently in preparation) as an item of high heritage significance, the demolition of which will result in a loss of its fabric and form, but not its spectator function, which is its most significant attribute. The Bradman stand is identified in the Draft Conservation Management Plan in course of preparation as an item of moderate significance, the demolition of which will not result in significant heritage impact on the SCG site as a whole.

The Heritage Impact Statement finds, inter alia, that although the Noble stand is the only remaining building on the site dating from the Inter-War period, and while it clearly has aesthetic and historic value, its fabric has been compromised both externally and internally by major adaptation works since the 1980's. The Heritage Impact Statement notes that options were considered to retain in situ the Noble stand and incorporate it into the design of the new stand. However, this option is not feasible because in order to extend the playing field to accommodate AFL matches and to meet the requirements for full disabled accessibility and provide additional seating, the rear of the new stand needs to be located further north than the footprint of the existing Noble stand. Furthermore, the structural system required to support the new seating requires the demolition of the eastern two-thirds of the existing Noble stand. Consideration has also been given to the option of retaining and integrating both of the existing towers of the Noble stand into the new stand but this was not feasible for the same reasons as those set out above.

The option which has been selected is for the retention of the western tower and its integration into the new stand. It will provide a Members' entry to the new stand and its

existing floor levels, internal structural elements, clock, and flagpole will be conserved. Also the Noble stand is to be recorded prior to demolition with movable heritage salvage for inclusion in the SCG museum.

6.3.3 Address impact and management of key heritage items on the site such as the Members Stand and Ladies Stand as well as those in the surrounding area that are identified as having heritage significance as well as addressing impacts and management on any potential archaeological relics

The buildings on the site which are key heritage items are the Members' stand and Ladies' stand. In this regard, the Heritage Impact Statement states as follows:-

"The new stand is no closer to the Members' pavilion than the existing MA Noble stand. The proposal rationalises the use of the space between the new stand and the Members' pavilion, reducing the existing clutter in the area around the retained western tower of the MA Noble stand and immediately adjacent to the eastern end of the Members' stand and improving the setting at ground level. These changes will also improve the views of the Ladies' and Members' pavilions from the oval.

The lower level of raked seating is slightly higher than the existing seating and this will have a minor impact on the setting of the Members' pavilion. The roof of the stand is higher than the roof of the existing Noble and Bradman stands but is further from the edge of the oval, mitigating, to some extent, the additional scale impacts of the new stand.

The existing pedestrian bridge linking the MA Noble stand to the Members' pavilion will be altered but will not necessitate changes to the opening in the Members' stand."

The Heritage Impact Statement also notes that the proposed stand does not impinge upon the curtilage of the Ladies' and Members' pavilions.

In relation to views to and from the Members' and Ladies' stands, the Heritage Impact Statement states:-

"Views to the Members' and Ladies' pavilions from the oval will be altered through the removal of the MA Noble stand. However, from the oval, the MA Noble stand does not contribute to the aesthetic significance of the SCG as a whole or to the Members' and Ladies' stands in particular.

While the new stand would be higher than the existing, the rationalisation of the space between the MA Noble stand and the Members' pavilion, through the relocation of the lift core, the relocation of Light Tower No. 6 to the top of the lift core, and the accommodation of plant within the undercroft of the new stand would, to some extent, mitigate scale impacts of the proposal."

In relation to the impacts of the project on key heritage items within Fox Studios Australia, the Heritage Impact Statement states:-

“Although the scale of the proposed stand will be greater than the Bradman and MA Noble stands it replaces, the form would unify the character of the SCG as viewed from the Fox Studios site, in particular from the individual elements of significance in the vicinity; the former Government pavilion, the former cattle judging rings and Lottie Lyell Avenue.

The new stand overhangs the Fox Studios site by approximately 10 metres and would impose a large scale of development on this site. Built elements on the Fox Studios site adjacent to the proposed stand and directly affected by the overhang, have been assessed as intrusive in the Conservation Strategy for the Moore Park Showground, December 1995.

A minor length of the boundary wall would be affected by the development. It will be retained and incorporated into the lower levels of the proposed stand.”

In relation to impacts of the project on potential archaeological relics, the Heritage Impact Statement states:-

“The proposed works have the potential to disturb or destroy archaeological relics related to the former Northern Stand under the MA Noble Stand. There is a lower potential for the remains of other early structures to exist. However, all these relics have been assessed as being of low significance, should they exist (which can only be determined through the excavation process). Their research potential will be fully realised and appropriately managed through a program of archaeological monitoring and excavation consistent with the methodology approved in Appendix A [of the Heritage Impact Statement]. The SCG Trust is fully committed to undertaking a monitoring regime for the archaeological resources of the site.”

Appropriate provision has been made in the Draft Statement of Commitments in Section 8 of this Environmental Assessment Report to ensure that the heritage impacts of the project are appropriately mitigated.

6.4 Traffic, Public Transport and Car Parking

6.4.1 Include a detailed explanation of any traffic, public transport and parking impacts arising from the resulting additional patrons. This should address traffic generation, access, circulation and servicing and different operational scenarios and peak events within the SCG and the other facilities within this precinct

The seating capacity at the SCG is proposed to be increased to a maximum of 48,000, from just over 46,000. However, full capacity at the SCG is only achieved on a very limited number of major events each year. During major events, both the northern and southern ends of

Moore Park east are used for car parking. The general extent of the event car parks are identified on the plan in Appendix 10. Together, the two areas provide parking spaces for around 3,000 vehicles.

There is a Moore Park Precent Events Operation Plan in place which seeks to coordinate the activities of the key stakeholders during events, allocating roles and responsibilities. For Category A events, being those which typically draw crowds of 25,000 spectators or more, all available parking resources in the Moore Park Precinct are activated. This results in a total parking provision of 6,250 spaces.

The Moore Park Major Events Coordinating Unit provides coordination and strategies for major events in the Moore Park Precinct. Depending on the category of events, supplementary parking can be provided up to the maximum identified above. The committee is also able to arrange for special traffic management arrangements to be made, to facilitate access to and from the precinct before and after major events.

Sydney Buses operates Moore Park special event buses during major events in the Moore Park Precinct, including events held at the Sydney Cricket Ground and the Sydney Football Stadium. Buses operate before and after games or concerts and normally leave from Chalmers Street, outside Central Station, and arrive at the Moore Park bus station in Driver Avenue. In some instances such as certain Sydney Swans, AFL matches, special park-and-ride services also operate.

The proposed project will result in an increased capacity at the SCG of just over 4% of the existing capacity on completion of the new Victor Trumper stand. The Sydney Cricket and Sports Ground Trust will continue to be involved in precinct planning and management with a view to ensuring that public transport and car parking facilities are available to meet demand from particular peak events.

6.5 Lighting Emission

6.5.1 Location of new light towers and specifications

Light Tower No. 6, which is presently located between the Members' stand and the Noble stand, is to be relocated on top of a new lift core to be constructed at the rear of the retained western tower of the Noble stand. It will be around 9 metres north of its existing location.

Light Tower No. 1 is presently located between the Bradman stand and the SCG boundary wall with Fox Studios. It is to be relocated around 20 metres to the north, where it will be further away from the common boundary with Fox Studios. The overall height of the towers and the headframes and luminaries within the headframes will not be changed.

6.5.2 Demonstrate that the luminance will not exceed relevant guidelines and legislation

The modifications to the existing lighting arrangements associated with the project (ie. minor relocation of Light Towers No's 1 and 6) are the subject of the report prepared by Webb

Australia, provided in Appendix 13 of this Environmental Assessment Report. The report addresses compliance of the proposal with AS 4282 (Control of the obtrusive effects of outdoor lighting). The report states:-

"The new sports lighting arrangements will not change the current levels of light spill emanating from the SCG by a huge amount and will still be below the levels required by the standards. The threshold increment criteria on the adjacent trafficable roads will also remain mostly unaffected and below the levels required by the standards."

6.6 Acoustics and Noise

6.6.1 Construction noise impacts (eg. the effects of noise omission on Sound Stages as well as adjacent tenants of Fox Studios Australia) should be addressed against relevant guidelines and legislation, such as NSW DEC (EPA) guidelines in consultation with relevant agencies where appropriate

Construction noise impacts are the subject of the Acoustic Assessment Report prepared by Bassetts, provided in Appendix 14. The assessment investigates the noise and vibration impacts associated with the construction works required for the project as well as the typical operational noise impacts associated with hosting events in the SCG. The report notes that no background noise monitoring has been performed from which the applicable construction noise criteria could be defined, as per the requirement of the City of Sydney Council. So, in order to perform the preliminary assessment, Bassetts have based construction noise goals worst-case aircraft flyover noise levels accordingly. Accordingly, the construction noise goals are to reduce noise from construction to less than or equal to the noise events from aircraft flyover of 77 dB(A) Leq.

The Noise Impact Assessment identifies noise-sensitive receivers around the site, including the various buildings in Fox Studios Australia and residences in Poate Lane and along Moore Park Road. The report notes the use of each building and its distance to proposed construction activities. The report states that a small number of buildings will be affected during the construction phase. The report states that the exceedances will not be excessive, but consultation with the appropriate stakeholders should be undertaken to minimise annoyance and disturbance. It further states that the exceedance levels are only expected in the worst case and that the majority of construction activities are therefore not expected to generate exceedances of the identified noise goals.

The report identifies the following measures proposed to minimise the specific construction noise impacts which are to be applied generally to all construction activities and equipment:-

- Construction activities to be limited to between 7:00am and 6:00pm Monday to Friday and 8:00am to 2:00pm Saturday;
- Construction of noise bunds or barriers where feasible at the early construction stage;
- Use of temporary barriers for stationary noisy equipment;

- Possible restrictions to construction hours (beyond the above hours) where noise impacts are significant;
- Use of the quietest plant equipment available, fitted with appropriate mufflers and regularly maintained;
- Consultation with property owners likely to be affected prior to works being carried out;
- Conduct a letter drop to all residential receivers surrounding the site to inform them of the proposed works;
- Provide a community complaint and enquiry phone line to allow direct two-way communication between any concerned residents and the builders;
- Noise monitoring at sensitive locations as agreed with DECC, with any excessive noise or noise complaints being assessed and appropriate action taken;
- Implementation of identified noise control measures for construction plant likely to be used in the construction process;
- Vibration monitoring at selected properties deemed to be sensitive (ie. within 40 metres of construction activities); and
- Inspection of properties deemed at risk of vibration damage prior to construction commencement.

The Acoustic Assessment also identifies the preparation of a Noise Mitigation Management Strategy and special construction noise mitigation measures for locations likely to be adversely affected as means to minimise noise affectation of adjoining receivers. The report states that a weekly communication meeting should be held, involving the Trust's project manager, Trust's contractor and Fox Studios project manager, to provide a forum to coordinate and schedule construction activities for the benefit of all involved parties.

6.7 Waste Management

6.7.1 Address waste management issues during demolition, construction and operational stages; likely quantities, proposed disposal destinations and best practices for safe handling and disposal should be in accordance with WorkCover's Occupational Health and Safety requirements

The Construction Management Plan in Appendix 13 sets out (in section 14) waste management practices during the demolition and construction process. The Proponent commits to implementing these practices.

Provided in Appendix 15 is a Draft Waste Management Strategy to be implemented on operation. The Proponent also commits to implement this strategy once the new stand is operational.

6.8 Environmental Management / Ecological Sustainable Development

6.8.1 Demonstrate how the development will satisfy ESD principles including water management and reuse, energy efficiency, recycling and waste disposal

Required reporting

The NSW State Government, through the Department of Energy, Utilities and Sustainability (DEUS), requires all government departments and statutory authorities to prepare an annual submission detailing their energy consumption and costs incurred.

The Sydney Cricket and Sports Ground Trust has submitted five of these Government Energy Management Policy (GEMP) reports, the first being in 2001. The SCG's area and occupancy rates (for example, staff numbers and game attendances) are included as points of reference. DEUS collates the data from all participating departments and publishes a report annually. Consequently, there will be on-going reporting of the energy consumption of the SCG as a whole, including the proposed stand. Copies of these reports can be provided to the Department of Planning if required.

From 2002, DEUS has also required water usage figures to be submitted. A dramatic change has been recorded in the quantity of town water used on site. In 2003, the fitting of new sensor flushing devices in some SCG toilets reduced consumption.

Artesian bores have also been sunk for each ground and were commissioned in July 2004. compared with the same months in 2003, average daily consumption dropped by 212,000 litres per day at the SCG and 74,000 litres per day at the Stadium. Site stormwater is returned to the water table via the Centennial Park lakes system, adding to the benefit of the SCG's declining dependence on town water.

Annual town water usage dropped by 135,685 (47%) from 2003 to 2005, representing a saving of almost \$137,000. This is in spite of the Trust's sewerage discharge fees being restructured to include the SCG, which, unlike Sydney Football Stadium, was not charged for discharge prior to January 2004.

Measures to Reduce Energy Usage

Reducing energy consumption will play a major role during the design of the new stand. Materials will be selected for low embodied energy in manufacture and recycling potential. The primary structure will be of reinforced concrete and steel with minimal quantities of aluminium in window framing. The use of PVC and other environmentally unfriendly materials will be minimised wherever possible.

Low-energy internal light fittings (such as LED based fixtures) will be used throughout.

All new taps to public basins will have time and temperature-restricting valves and all toilet fixtures will have the latest water economy cisterns and control equipment to reduce water usage.

Full air conditioning systems will be limited to the Members', Trustees' and corporate areas, utilising the most efficient heat recovery technology. As previously mentioned, passive devices such as sunshading (possibly with automated louvre systems) fixed externally to the facade will limit heat transmission considerably in summer and provide heating to spaces in winter. Double glazed units will be installed where large areas of glass are required for light ingress and views out to the north.

All open concourse areas on Levels 1 and 3 will be naturally ventilated using opening windows and cross-ventilation techniques with mechanical systems used only where required to comply with health requirements in toilets and food and beverage areas.

The predominantly northern aspect of the building requires careful consideration and much energy can be saved and harvested using a well-considered passive solar design approach.

The following schedule provides a summary of the ESD principles which will be incorporated into the design of the project to minimise its environmental impacts and reduce energy consumption in operation:-

1. Rainwater will be collected from the new roof and stored in large underground tanks (total 140,000 litres capacity) for use in toilet flushing in the building and ground irrigation.
2. Low energy lighting throughout the building using primarily fluorescent lamps and compact fluorescent bulbs.
3. Lighting control by main PC to reduce running costs, automatically turning lights off when building not in use.
4. Efficient air conditioning systems to be used to harness heat loads within building.
5. Mechanical BMS system to constantly monitor efficiency and adjust to maintain optimum patron comfort in corporate areas.
6. External north-facing glazing at all levels shaded to reduce heat gain and load on mechanical systems. All walls and roof fully insulated.
7. All public concourse spaces naturally ventilated. Upper seating deck to incorporate adjustable openings to promote natural cross ventilation.
8. Use of Australian native plantation timbers and veneers in corporate spaces.
9. Use of water-based paints and sealants to reduce building toxicity.
10. Minimal excavation of existing ground required to minimise material leaving site for land fill.

11. Demolished concrete, bricks and steel from existing grandstand to be processed for recycling using approved waste sorting and recycling plan.
12. Lightweight cladding and good design principles used to minimise weight and optimising structure.
13. Wind tunnel testing to be carried out to ensure optimum structural design of cantilevered roof.
14. Existing adjacent easily accessible public transport systems to be promoted for patron transport.

Recycling and waste disposal

Waste management, recycling and waste disposal on operation of the new stand are addressed in the Construction Management Plan in Appendix 13 and in the Draft Waste Management Strategy in Appendix 15.

6.8.2 An Environmental Management Plan should be submitted which identifies and demonstrates a commitment to positive environmental management

This requirement is addressed in Section 15 of the Construction Management Plan in Appendix 13. The Proponent commits to preparing an Environmental Management Plan for each stage of the project including site preparation, construction and operation, thereby demonstrating a commitment to positive environmental management.

Analysis carried out within this Environmental Assessment Report as Appendices, comprises a comprehensive analysis of the potential environmental risks during demolition, excavation, construction and operation, with proposed mitigation measures identified in the technical appendices and in the Draft Statement of Commitments. The issues identified in the Environmental Assessment indicate that the key means of mitigating environmental risk and delivering a positive environmental management for the subject project is the diligent execution of the detailed Construction Management Plan at Appendix 14 and implementation of the ameliorative noise measures identified in Appendix 14, with a view to minimising potentially significant adverse environmental impacts during the construction process on adjoining properties.

It is anticipated that the implementation of the proposed mitigation measures will result in little or no residual environmental impacts.

6.9 Utilities Management

6.9.1 In consultation with relevant agencies, the Environmental Assessment should address the existing capacity and requirements of the development for water supply, wastewater, stormwater, electricity, waste disposal, communications and gas. Any staging, if any, of infrastructure works should be identified accordingly

The Sydney Cricket and Sports Ground Trust has retained the services of Bassetts to consult relevant utility agencies and facilitate appropriate connections and any necessary upgrades to services to accommodate the new stand.

Details of consultation with relevant agencies is set out below.

Sydney Water

Sewer

- Sydney Water has been contacted and informed of the proposed redevelopment of the Noble – Bradman stand and was advised of the potential increased flow to the sewer main. The differential of flow rates and fixture units between the existing and redeveloped stand are currently being documented by Bassetts, and the results will be passed on to Sydney Water for review; and
- Bassetts also advised Sydney Water that connection of the house drainage would invariably be reconnected to the existing provisions to the sewer main and that potential for any new connection to the sewer main is unlikely.

Water

- Sydney Water has been contacted and informed of the proposed redevelopment of the Noble – Bradman stand and was advised that the redevelopment would have little impact on the water main, due to the infrastructure already in use for the existing stand, and a similar application and demand rate between the redevelopment and existing stand; and
- Sydney Water has been informed that the redevelopment will endeavour to harvest and re-use rainwater for toilet flushing in addition to irrigation needs.

Jemena

Gas

- Jemena (formerly Alinta) has been contacted and informed of the proposed redevelopment of the Noble – Bradman stand;
- Jemena informed Bassetts that if there is a large increase in gas consumption then the main gas meter and regulator set may be required to be upgraded; and
- Bassetts informed Jemena that the gas consumption rates had not been identified as yet, but Bassetts assumes only a small to medium increase in gas consumption due to the similar provision within the existing stand.

Energy Australia

- Energy Australia has been contacted regarding the requirements for the development. Maximum demand load requirements have been provided and a meeting has been held to discuss the requirements;

- Energy Australia High Voltage Planning Group is presently reviewing the proposal with respect to the available capacity on the existing Paddington zone HV feeder; and
- Anecdotal evidence suggests that the feeder may have sufficient spare capacity as a similar load was transferred off this feeder as part of the SCG Stage 1 development.

Telstra

- A Telstra “Smart Community application” including proposed development plans and areas has been submitted. Feedback from Telstra is awaited on the adequacy of this proposal.

An update on consultation with the above service authorities will be provided to the Department during the assessment and notification period of the Environmental Assessment Report.

6.10 Construction Management

6.10.1 Address all impacts from demolition and construction in particular on traffic, roads, access, noise, vibration, air quality and stormwater. Management strategies for these should be prepared in accordance with relevant guidelines and legislation, such as RTA and DECC guidelines in consultation with relevant agencies and adjacent landowners

A detailed Construction Management Plan is provided in Appendix 13. It is intended to ensure that key stakeholders are relevantly informed of the issues arising from the construction process, that appropriate mitigative measures can be implemented, and that appropriate consultation can occur prior to and throughout the construction period.

6.10.2 Address construction staging in the context of SCG operational requirements on event days and any proposed staging of occupation of the stand during the overall construction period

Early Works

In order to facilitate prompt commencement of demolition in February 2009 (following the last international cricket game of the 2008/2009 cricket season), it is necessary to implement early works which include:-

- investigations, surveys and reports as required;
- development of method statements and work procedures;
- site establishment, temporary services, hoarding, etc;
- removal of hazardous materials below ground;
- removal of hazardous materials in existing grandstands;

- relocation of existing light tower;
- provision of alternative bore water tank and supply;
- erection of Class B overhead protection in Fox Studios;
- stripping-out and demolition of existing grandstands;
- removal of ground-bearing slab; and
- bulk dig down to formation level.

The early works are programmed to start on 16 February 2009.

Construction Milestones

The principal construction milestones include:-

- commence early works (diversions and demolition) – 16 February 2009;
- commence main contract (substructure and piling) – 27 April 2009;
- lower concourse seating available in advance – 9 November 2009;
- target completion date (including SCG fitout) – 19 July 2010;
- project completion – 6 September 2010 (including contingency); and
- there is a 'buffer' of 17 weeks from project completion to the Ashes test.

Access during Construction

Spectator access during construction is addressed in the Construction Management Plan.

Phasing

Construction will not be phased other than that the lower concourse seating in the new stand is to be made available for use by the public for the 2009-2010 cricket season commencing in November 2009.

7. CONSIDERATION OF RELEVANT LEGISLATIVE FRAMEWORK

7.1 Relevant Acts

7.1.1 Environmental Protection and Biodiversity Conservation Act 1999

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (“the EPBC Act”) commenced on 16 July 2000. The Act introduces a new assessment and approvals system for:-

- actions that have a significant impact on matters of national environmental significance;
- actions that have a significant impact on the environment of Commonwealth land; and
- actions carried out by the Commonwealth Government.

Under the assessment and approval provisions of the EPBC Act, actions that are likely to have a significant impact on a matter of national environmental significance are subject to a rigorous assessment and approval process. An action includes a project, development, undertaking, activity, or series of activities.

The Act identifies seven matters of national environmental significance:-

- World Heritage properties;
- National Heritage places;
- Ramsar wetlands of international significance;
- nationally listed threatened species and ecological communities;
- listed migratory species;
- Commonwealth marine areas; and
- nuclear actions (including uranium mining).

The Commonwealth Government is considering amendments to the EPBC Act and its regulations to include “greenhouse triggers” and “access to biological resources”.

There are no relevant World Heritage properties, National Heritage places, Ramsar wetlands, Commonwealth marine areas or Commonwealth within or adjacent to the development zone.

It is concluded therefore that there will be no significant impact on any matters of national environmental significance arising from the development of the site, and consequently the proposed activity is not considered to be a “controlled action” pursuant to the EPBC Act.

7.1.2 Part 3A Environmental Planning and Assessment Act 1979

On 1 August 2005, Part 3A was introduced to the *Environmental Planning and Assessment Act 1979* ("the Act"). Part 3A and its accompanying Regulations and Guidelines contains a separate assessment and determination framework for major projects when compared to other developments.

On 11 June 2008 the Minister formed the opinion that the development to which this application relates is a project for the purposes of Part 3A of the Act. This Project Application is lodged pursuant to Section 75E of the Act, for approval to carry out a project as defined in Part 3A of the Act.

7.2 State Environmental Planning Policies

7.2.1 State Environmental Planning Policy (Major Projects) 2005

State Environmental Planning Policy (Major Projects) 2005 was gazetted in May 2005 and aims to identify development of economic, social or environmental significance to the State or regions of the State, so as to provide a consistent and comprehensive assessment and decision-making process for that development. The Minister for Planning is the consent authority for development of the type, value or in a location, generally as identified in the SEPP, and Part 3A of the Act applies to the development, referred to as "projects" or "major projects".

Subsection 6(1) of the SEPP specifies that:-

"Development that, in the opinion of the Minister, is development of a kind:

(a) that is described in Schedule 1 or 2 ...

is declared to be a project to which Part 3A of the Act applies."

Schedule 2 of the SEPP is entitled "Part 3A Projects – Specified Sites". These sites include, under Clause 9 of Schedule 2, "Sydney – Fox Studios, Moore Park Showground and Sydney Cricket Grounds". Clause 9 of Schedule 2 of the SEPP identifies:-

"Development within the area identified on Map 8 to the Schedule that:

(a) is the subdivision of land (not including strata subdivision or boundary adjustments), or

(b) has a capital investment value of more than \$5 million."

Map 8 encompasses all of the SCG.

The land to which the Project Application relates is land entirely within the area bounded by a heavy black line on Map 8 of Schedule 2 for the Major Projects SEPP. The project has a Capital Investment Value of \$93.8 million.

7.2.2 State Environmental Planning Policy No. 55 (Remediation of Land)

State Environmental Planning Policy No. 55 (Remediation of Land) ("SEPP 55") aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying certain considerations to be had in determining development applications in general, by requiring that remediation work meets certain standards.

Given the general absence of contamination from the SCG site, the history of uses on the site, and the nature of the proposed use (ie. non-residential), there are no obstacles to the proposal proceeding from a land contamination perspective.

7.2.3 State Environmental Planning Policy No 47 – Moore Park Showground

This policy, gazetted on 17 November 1995, applies exclusively to the former Moore Park Showground.

SEPP No. 47 refers to a map which identifies two parts of the former Moore Park Showground (one vertically hatched, the other diagonally hatched), on each of which particular types of development are permissible with and without development consent. The part adjoining the SCG comprises all of the land shown diagonally hatched in which a person may, with the consent of the Minister, carry out development for any one or more of the following purposes:

"Advertisements; amusement and entertainment facilities; car and coach parking; catering facilities; child care facilities; commercial premises; demolition; drainage; external lighting; film and television studio; film-related development; fuel storage facility; landscaping; public utilities; restaurants; roads; shops; subdivision; short term accommodation."

A projection extends beyond the boundaries of the SCG and over land subject to the provisions of SEPP No 47. Regional sporting facilities, which are permissible on land comprising the SCG (pursuant to the provisions of the 6(b) zone established by South Sydney LEP 1998) are not anticipated by nor referred to in SEPP 47. Nevertheless, such facilities are not specifically prohibited and thus can be approved by the Minister as part of a major project. Moreover, there are already existing projections beyond the boundary at the rear of the Bill O'Reilly stand and at the eastern and southern sides of the new Victor Trumper stand.

7.3 South Sydney Local Environmental Plan 1998

Zoning

The SCG and Sydney Football Stadium are zoned 6(b) Regional Recreation pursuant to the provisions of South Sydney LEP 1998. The objectives of the 6(b) Regional Recreation zone are as follows:-

- “a. to define areas used for regional recreation and major sporting and recreational facilities which serve the needs of the local population and the wider Sydney region, and*
- b. to provide opportunities for new regional sporting, recreational and entertainment-related development on appropriate sites, and*
- c. to ensure that future development does not unreasonably detract from the amenity enjoyed by nearby residents, or the quality of the surrounding environment, by reason of the impact of things such as noise and light emission, traffic generation, the hours of operation, pedestrian traffic or any other nuisance generated.”*

Development must be consistent with the objectives of the zone

Clause 10 of the LEP provides that the consent authority must not grant consent to the carrying out of development on land to which the LEP applies unless the consent authority is of the opinion that the proposal is consistent with the objectives of the zone within which the land is located. The Stage 2 stand is entirely consistent with these objectives.

Development which can be carried out without consent

Within the 6(b) zone activities which may be carried out without development consent comprise:-

- gardening;
- landscaping;
- public lighting; and
- exempt development referred to in Clause 10(a) of the LEP.

Clause 10(A) of the LEP states that certain identified development of minimal environmental impact listed in “Sydney DCP 1999 – Exempt and Complying Development”, adopted by Council on 23 February 2000, is exempt development subject to the provisions of Clause 10(A).

It should be noted that “public lighting” is defined in the LEP as follows:-

***“public lighting** means the installation of lights and associated support structures for the purpose of street lighting, the lighting of footpaths and the illumination of parks and other spaces, but does not include lighting principally for the purpose of illuminating sporting events”*

Development which can be carried out with consent

Pursuant to the provisions of the 6(b) zoning, development which can be carried out only with development consent comprises:-

- child care centres;
- roads;
- temporary buildings; and
- any other development.

It is therefore evident that any purpose is permissible with development consent other than those purposes for which consent is not required.

Conservation Area

The whole of the SCG forms part of Conservation Area 46, "Sydney Cricket Ground Conservation Area" as referred to in Schedule 2A of the LEP. Conservation Area 46 encompasses the SCG, Sydney Football Stadium and the Gold Members' car park.

Clauses 22-27 of the LEP relate to heritage conservation. Clause 23A, in particular, requires that in the case of the erection of a building in a conservation area the consent authority is to make an assessment of:-

- (a) the pitch and form of the roof, and
- (b) the style, size, proportion and position of the openings for windows and doors, and
- (c) whether the colour, texture, style size and type of finish of materials to be used on the exterior of the building are compatible with the materials used in the existing buildings in the heritage conservation area or heritage streetscape area in which the building is situated, and
- (d) the impact on the landscape.

Additionally, pursuant to Clause 23A(3) of SSLEP 1998, the consent authority may decline to grant a development application required by this clause until it has considered a statement of heritage impact or a conservation management plan, so as to enable it to fully consider the heritage significance of the heritage conservation area and the impact of the proposed development on the significance of the heritage conservation area.

A Heritage Impact Statement is provided in Appendix 9.

SCG and Sydney Football Stadium:-

Clause 53 of SSLEP 1998 specifically relates to the SCG and Sydney Football Stadium, but primarily applies to applications for the purposes of public entertainment, public buildings and

refreshments rooms. The proposed development is not for any of these purposes. Clause 53 states as follows:-

“53 Sydney Football Stadium and Sydney Cricket Ground

- (1) *A person may, but only with the consent of the Council, carry out development on land known as the Sydney Cricket Ground or Sydney Football Stadium (comprising the land described in Part 1 of Schedule 2 to the Sydney Cricket and Sports Ground Act 1978) for the purpose of one or more of the following:*
 - (a) *public entertainment,*
 - (b) *public buildings,*
 - (c) *refreshment rooms.*
- (2) *After the relevant date, the Council must not grant consent for the carrying out of any such development on any such land unless:*
 - (a) *a plan of management has been prepared for that land, and*
 - (b) *the plan of management has been agreed to by the Sydney Cricket and Sports Ground Trust in so far as it relates to the trust lands (within the meaning of the Sydney Cricket and Sports Ground Act 1978), and*
 - (c) *before the Trust agreed to the plan of management, it had received for consideration any written comments on the plan of management made to the Trust by the Centennial Park and Moore Park Trust within 90 days after the copy of the plan was forwarded for comment to that Trust, and*
 - (d) *the Council has taken the plan of management into consideration to the extent that it relates to the land that is the subject of the development application.*
- (3) *The plan of management must include:*
 - (a) *recommendations as to the scale, type and frequency of the land uses to be allowed by a consent granted pursuant to this clause and as to the scale, type and frequency of other development proposed for the land to which this clause applies, and*
 - (b) *details relating to the provision of parking and traffic management for that land, and*
 - (c) *provisions establishing environmental parameters proposed to ensure that any adverse impact from the carrying out of development on that land is minimised.*
- (4) *In this clause, **relevant date** means the first anniversary of the day on which South Sydney Local Environmental Plan No 125 (Sydney Cricket Ground and Sports Ground and Showground) took effect or such later date as the Minister may, before that anniversary, notify by Order published in the Gazette.*

- (5) *Nothing in this plan is to be construed as restricting or prohibiting, or enabling the Council to restrict or prohibit:*
- (d) *the hosting of sporting events held within the Sydney Cricket Ground in accordance with the plan of management referred to in subclause (2), or*
 - (e) *advertising within the confines of the Sydney Cricket Ground which is not visible from outside the Ground.”*

Nothing in Clause 53 restricts, inhibits or controls the proposed development.

7.4 Development Control Plans

Prior to its amalgamation with the Council of the City of Sydney, South Sydney Council adopted South Sydney Development Control Plan (“DCP”) 1997 – Urban Design. This DCP remains in force, and applies to the whole of the former South Sydney LGA with two exceptions: the Eveleigh precinct and all of the land to which SEPP 47 applies. Accordingly, the DCP does not apply to Fox Studios or to the Entertainment Quarter, both of which are governed by SEPP 47.

The DCP establishes the design framework and criteria within which development is to take place. The aims of the DCP are as follows:-

- “• *to provide detailed design principles, criteria and controls so that development responds to its context and is aesthetically harmonious and environmentally compatible with the existing built environment and the Public Domain.*
- *to ensure development contributes to environmental improvements in the Public Domain.*
- *to encourage design that enhances and contributes to the City’s heritage, including its heritage items, conservation areas, precincts of special character and contributory buildings.*
- *to ensure design is sustainable and environmentally responsible, and takes into account its social impact and impact on environmental amenity.*
- *to provide for flexibility and an integrated approach to the development process.”*

Part B of the DCP establishes “Urban Design Principles”, which are:-

- “1. *Reinforce and protect the City’s urban form, including its:*
- *setting,*
 - *linear elements, and*
 - *buildings and heritage.*

2. *Enhance the City's urban villages, public spaces and pedestrian networks.*
3. *Design for a sustainable healthy environment."*

The proposed new stand is generally consistent with these principles.

The DCP identifies the SCG as part of a "key open space" which encompasses the whole of Moore Park. Part C of the DCP sets out rationale for improvements to the public domain, and includes a Public Domain Plan for Moore Park. Whilst this plan includes the SCG, no specific provisions are contained with this or any other part of the DCP relating to the SCG or its immediate surrounds, other than those which refer generally to conservation areas. Relevant conservation area provisions are addressed in the Heritage Impact Statement in Appendix 9.

7.5 Metropolitan Strategy 'City of Cities'

The Metropolitan Strategy is a broad framework which seeks to secure Sydney's place in the global economy by promoting and managing growth. It outlines a vision for Sydney for the period 2005-2030. It contains five aims and seven strategies:-

Aims

1. Enhance liveability.
2. Strengthen economic competitiveness.
3. Ensure fairness.
4. Protect the environment.
5. Improve governance.

Strategies

- A. Economy and employment.
- B. Centres and corridors.
- C. Housing.
- D. Transport.
- E. Environment and Resources.
- F. Parks and Public Places.
- G. Implementation and Governance.

Each strategy is divided into sub-strategies. Sub-strategy F3 is "Improve Sydney's Major Sporting and Cultural Event Facilities". Figure F7 specifically identifies the Sydney Cricket Ground (and Sydney Football Stadium) as a "major sports event facility". At page 246 under the heading "F3.1 Improve Sydney's Major Sporting and Cultural Event Facilities", the Metropolitan Strategy states:-

"Sydney has a wealth of major venues that have a regional role in hosting major sporting events and cultural festivals.

Major event and cultural facilities make a significant contribution to the attractiveness of Sydney as a place to live, work and visit. These facilities

provide places for community celebrations and contribute to regional identity. Facilities will be integrated with local and regional arts and cultural programs.

Existing facilities with a regional role will be supported through improved accessibility and new facilities located to support access from across the region. There are many localities in Sydney that host festivals and events which target unique local environmental, economic or cultural characteristics."

To achieve this sub-strategy, the Metropolitan Strategy identifies the following actions:-

- F3.1.1 Facilitate the improvement of major event facilities in western Sydney; and
- F3.1.2 Expand TravelSmart, voluntary travel behaviour change programs, for major sports and cultural events to encourage sustainable transport through improved information, transport services and integrated event ticketing.

Under the heading F3.1.2, the Metropolitan Strategy states:-

"Managing travel is important for special events in which large numbers of people attend. People are often travelling to places they do not visit often and may not be familiar with how to get to the venue or the special transport services provided.

Transport was pivotal to the success of the Sydney 2000 Olympic Games. Lessons from the Olympics have now become standard practice for many major events. TravelSmart programs which provide information on travel choices for households and workplaces, will continue to be used for travel to one-off and regular major sports and cultural events.

Information about travel to and from major sites by walking, cycling and public transport will be provided to reduce the impact of car travel on the surrounding area and improve the overall experience for attendees at major events. There are also opportunities to encourage use of more sustainable transport for major events with improved transport services and integrated event ticketing."

7.6 Draft Sydney City Subregional Strategy

The Draft Sydney City Subregional Strategy was on exhibition until 3 September 2008 for public comment. It sets out a vision for the management and development of the subregion over the period 2005 to 2030. On page 138 under the heading "F3 Improve Sydney's Major Sporting and Cultural Event Facilities", the subregional strategy states:-

"F3.1 Improve Sydney's Major Sporting and Cultural Event Facilities

Sydney City is the primary location for cultural and sporting event facilities for the Sydney Region. Venues include The Domain, Hyde Park, Darling Harbour, Sydney Harbour, Moore Park, Sydney Football Stadium and the Sydney Cricket Ground. Actions relating to improved public transport access to major

venues such as Sydney Football Stadium are discussed in Chapter D, Transport.

F3.1.1 The NSW Government and City of Sydney Council, as appropriate, to consider any opportunities to refurbish, reorientate and increase the carrying capacity at existing sporting facilities.

Sydney Football Stadium and Sydney Cricket Ground, which serve a metropolitan wide catchment, are located at Moore Park on the boundary of Sydney City Subregion and the East Subregion.

A program of upgrading the capacity of Sydney Football Stadium began in mid-2006 with 3,000 additional seats added to the eastern and western stands and the lower seating bowl at concourse level. Works also included the construction of food and beverage outlets and the installation of a second scoreboard screen.

A major project approval has also been granted under Part 3A of the Environmental Planning and Assessment Act 1979 for an upgrade of facilities at the Sydney Cricket Ground. This includes construction of a new grandstand to provide seating for approximately 12,400 spectators and ancillary facilities.”

Increasing the capacity of the SCG is therefore consistent with the Draft Subregional Strategy.

8. STATEMENT OF COMMITMENTS

8.1 Introduction

Under Section 75F(6) of the EP&A Act, a Proponent may be required to include a Statement of Commitments within the Environmental Assessment, outlining the measures the Proponent is prepared to make in respect of environmental management and mitigation at the site. The Sydney Cricket and Sports Ground Trust's draft Statement of Commitments for the project specifies how the project will be managed to minimise potential impacts both during construction and operation.

8.2 General

- A. The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planners, including accompanying appendices thereto.
- B. The development will be undertaken generally in accordance with the following drawings prepared by Cox Robertson & Marks, Architects, while allowing for reasonable design development to occur:

Drawing No	Drawing Title	Date
PA-01A	Site Location Plan	20.8.08
PA-02A	Demolition Plan	20.8.08
PA-03A	Ground Floor Plan	20.8.08
PA-04A	Level 1 Plan	20.8.08
PA-05A	Level 2 Plan	20.8.08
PA-06A	Level 3 Plan	20.8.08
PA-07A	Level 4 Plan	20.8.08
PA-08A	Roof Plan	20.8.08
PA-09A	Section AA	20.8.08
PA-010A	Section BB	20.8.08
PA-011A	Section CC	20.8.08
PA-012A	Section DD	20.8.08
PA-013A	Section EE	20.8.08
PA-014A	Northern Elevation	20.8.08
PA-015A	Southern Elevation	20.8.08

- C. The Sydney Cricket and Sports Ground Trust is committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act, 1979*.
- D. The Sydney Cricket and Sports Ground Trust will develop a program of informing key stakeholders including Sydney City Council, the Centennial Park and Moore Park Trust, Fox Studios Australia Pty Limited and Sydney Buses of demolition, excavation and construction staging and activities throughout the development process.

8.3 Further Approvals

- A. The Sydney Cricket and Sports Ground Trust will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- B. Should Aboriginal objects be found during the works envisaged by the development the Department of Environment and Climate Change will be informed (as required by the provisions of the *National Parks and Wildlife Act 1974* (NSW)). The Proponent acknowledges that subject to an assessment of the extent, integrity and significance of any exposed objects, applications under either Section 87 or Section 90 of the *National Parks and Wildlife Act* may be required before work could resume.

8.4 Demolition, Excavation and Construction Management

8.4.1 General

- A. All demolition, excavation and construction work will be undertaken generally in accordance with the Construction Management Plan at Appendix 13 of the Environmental Assessment Report.
- B. Environmental controls will be put in place to mitigate the effects of noise, dust and stormwater during demolition, excavation and construction, including:-
 - noise mitigation on construction equipment;
 - management of dust by use of screens and/or hose down;
 - visual screening; and
 - installation of silt sock barriers and filter fabric in stormwater runoff pits and gutters.
- C. The building contractor will establish a Safety Plan before work commences on-site detailing safe work methods and procedures to be followed on-site and to ensure compliance with OH&S and statutory requirements, such plan to address safety risks during demolition, excavation and construction activity, including:-
 - stability of adjacent structures;
 - excavation support;
 - falls from heights;

- protection of the public;
 - traffic controls around the perimeter of the site; and
 - working with high voltage electrical supply.
- D. The boundary wall between the Sydney Cricket Ground and Fox Studios Australia along the eastern side of the Bradman Stand will be stabilised where necessary prior to excavation.
- E. The Proponent will implement the recommendations set out in the Heritage Impact Statement in Appendix 9 of the Environmental Assessment Report insofar as they relate to the protection of buildings/structures with heritage significance during the excavation, demolition and construction phases.
- F. Construction activities (including demolition and excavation but not early works) will only occur between 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 2.00pm Saturdays, unless further acoustic analysis of specific noise-producing works has been carried out and endorsed by a qualified acoustic engineer.

8.4.2 Demolition Management

- A. The contractor will be required to arrange sorting and recycling of waste materials to ensure maximum recycling is achieved.
- B. Prior to the commencement of demolition and excavation, a Hazardous Materials Assessment will be undertaken on all structure and soil materials. Any hazardous materials identified will be disposed of in accordance with statutory and EPA requirements and guidelines.
- C. There will be close consultation with all stakeholders during the demolition phase to inform them of timing of any demolition works which may impact on their operations and amenity.
- D. The Proponent will use methods other than heavy rock breakers (eg. low intensity explosives) to remove the base of Light Tower 1.
- E. The Proponent will consider concrete “splitting” and “crushing” on-site to minimise noise from the demolition of concrete slabs.
- F. The recommendations of the Acoustic Report in Appendix 14 of the Environmental Assessment Report will be implemented.
- G. The demolition work will comply with the provisions of Australian Standard AS2601:2001 *The Demolition of Structures*. The work plans required by AS2601:2001 will be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard.

8.4.3 Excavation Management

- A. Prior to excavation, a detailed assessment of existing foundations including retaining walls and potential effects on excavation stability will be carried out.
- B. Where existing foundations are located in close proximity to the proposed excavation, detailed mapping of the rock face will be carried out and stabilisation methods, such as rock bolts and anchors, where necessary, will be identified.
- C. The boundary wall between the Sydney Cricket Ground and Fox Studios Australia will be protected during excavation.
- D. Council, CPMPT and Fox Studios will be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site.

8.4.4 Construction Management

- A. Construction activities will generally be consistent with the Construction Management Plan in Appendix 13. Mitigation measures contained therein will be implemented.
- B. Noise mitigation measures contained in the Acoustic Report in Appendix 14 of the Environmental Assessment Report will be implemented.

8.5 Services

- A. The Sydney Cricket and Sports Ground Trust will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.

8.6 Heritage

8.6.1 Built Elements

- A. Archival recording will be undertaken at the site prior to the commencement of works. The Noble stand will be archivally recorded both prior to and during the demolition works. The archival records will be prepared using the Heritage Branch, Department of Planning's guidelines for archival recording. A lesser level of recording should be carried out for the other elements of the site prior to their demolition.
- B. Demolition of the Noble stand will be undertaken in consultation with a heritage professional. During and after the demolition process, an assessment will be made of what elements or fabric of potential heritage significance can be salvaged for interpretation purposes.
- C. Consideration will be given in the design phases to the articulation, materials and colour of the façade elements and the detailed design of the linking bridge at the

western end of the new stand such that they are sympathetic to the adjacent Members' stand.

- D. Consideration will be given in the design phases to the articulation, materials and colour of the façade elements of the rear of the new stand such that they are sympathetic to the adjacent elements within the Fox Studios site.
- E. Appropriate protective measures will be adopted to ensure that significant built elements (for example, the older portions of the Dally Messenger stand (the cast iron columns), the retained portions of the MA Noble stand and the boundary wall) are not damaged during the works. These should be included in the Construction Management Plan.

8.6.2 Landscape Elements

- A. At a future detailed design stage, the detailed layout and planting associated with the entry to the new stand through the retained western tower will be resolved such that they are sympathetic to the significant landscape features in the vicinity.

8.6.3 Moveable Heritage

- A. Prior to demolition, Godden Mackay Logan in tandem with the SCG museum staff will carry out an assessment of elements and items to be salvaged for the museum collection.

8.6.4 Interpretation

- A. An Interpretation Strategy/Plan and implementation options will be prepared for the SCG site as a whole, and the western tower in particular, including ways of interpreting the former MA Noble stand and its part in the grand but unrealised scheme for the ground, designed by Robertson and Marks.
- B. Measures to appropriately interpret the above will be incorporated during the design development phase for the Noble and Bradman stands' redevelopment.

8.6.5 The Archaeological Resource

- A. If the Minister for Planning determines that the relics provisions of the Heritage Act apply to the development, then an exception application will be sought from the Heritage Branch, Department of Planning, prior to ground disturbance.

OR

- B. If the Minister for Planning determines that the relics provisions of the Heritage Act do not apply to the development then the works will be undertaken using the following methodology:-

- The proposed ground disturbance in the area of the former Northern Pavilion, First Trustees Cottage, former bowling green, former tennis courts and former Paddington Hill should be monitored by a qualified archaeologist.
- Any relics exposed by the ground disturbance should be investigated by the archaeologist, applying the principles of stratigraphic excavation, and recorded by photography, drawings, survey and text, as appropriate.
- Any significant artefacts that are recovered during the proposed works (bottles, ceramics, etc. within undisturbed contexts) should be washed, labelled and stored in a secure place. Artefacts requiring specific conservation (eg. significant leather and metal artefacts) should be appropriately conserved.
- On completion of the proposed works, a succinct report must be prepared and submitted to the Heritage Branch that presents the results of any archaeological investigation.

8.7 Noise During Operation

- A. Acoustic absorption will be incorporated to the underside of the roof structure to minimise noise spill to adjacent areas.
- B. The design of the new PA system will incorporate carefully selected directional speakers to direct sound into the SCG and to minimise noise spill to adjacent areas.
- C. The PA system will be designed to have lower resultant noise impacts on adjacent owners/occupiers than are currently experienced.
- D. Back of house areas will be designed to ensure that the noise levels (L_{eq} 15 minutes) from activities at the rear of the new stand do not exceed the daytime background noise level by more than 5dB(A) at the Fox Studios boundary.
- E. All mechanical plant associated with the new stand will comply with the EPA Industrial Noise Policy at all adjacent receiver locations.

8.8 Noise and Vibration Impacts and Management

- A. The Proponent will commit to include detailed community consultation and complaints handling and management program, and a detailed noise monitoring, evaluation and mitigation program in the Construction Management Plan.
- B. The Proponent will commit to a proposal that is consistent with prevention notice 1003904, that is currently in effect for activities undertaken at the premises. The Proponent will also commit to cross referencing the proposed development with the ongoing development and implementation of the operational noise management plan for the Sydney Cricket Ground (SCG) and Sports Ground Trust area of operation.

- C. Any changes to the hours of operation will only be considered if necessary and will be justified by further acoustic analysis of specific noise producing works along with all necessary feasible and reasonable mitigation measures.
- D. The Proponent commits that the proposed activities will comply with Section 120 of the Protection of the Environment Operations Act 1997 at all times.

8.9 Stormwater Management

- A. The Proponent will commit to develop and implement a full Stormwater Management Plan (SWMP) prior to the commencement of any demolition, excavation and construction activities, other than early works.

8.10 Dust Management

- A. The Proponent commits to minimise the generation of dust at the premises at all times.
- B. The Proponent commits to provide further details relating to the generation of dust including but not limited to identifying all operations and activities that have potential to generate dust; to provide an environmental risk assessment for each operation or activity; and provide details of the operation specific mitigation measures proposed to minimise the generation of dust. Further the Proponent commits to proposing a monitoring program that ensures that dust is minimised at the premises at all times and that tracks the performance of dust mitigation measures.

8.11 Waste and Wastewater Management

- A. The Proponent commits to provide more information in relation to wastewater generation, its risk and the proposed mode of disposal.
- B. The Proponent commits to compliance with Section 120 of the Protection of the Environment Operations Act 1997 at all times during the demolition, excavation and construction phase of the activity in relation to wastewater that is generated, stored and handled at the premises.
- C. The Draft Waste Management Strategy will be complied with.
- D. The Proponent will submit to the Department an audit demonstrating the waste management practices being undertaken in the new grandstand no sooner than two years from the date of the Minister's approval. The audit will demonstrate that the waste management practices are in accordance with relevant best practice techniques and occupational health and safety requirements.

In the event that the Draft Waste Management Strategy has been superseded by the time the audit is lodged, new waste management practices will need to be articulated within the audit submitted to the Department.

8.12 Stormwater Segregation and Reuse

- A. The Proponent commits to an examination of the use of rainwater tanks onsite as a more efficient way of harvesting rainwater rather than allowing rainwater to mix with potentially polluted stormwater and discharge to the artesian basin via surface waters in Centennial Park.
- B. Final design plans of the stormwater drainage systems will be prepared by a qualified practising Civil Engineer and in accordance with the requirements of Council's relevant Policies and Guidance. The hydrology and hydraulic calculations will be based on models described in the current edition of Australian Rainfall and Runoff.

8.13 Waste Avoidance, Recycling and Reuse Strategy

- A. The Proponent recognises that waste avoidance is a crucial element of any waste management strategy and commits to giving further consideration to waste avoidance during consultation with key stakeholders.

8.14 Advertising

- A. The Proponent commits that no advertising will be hung on the outside of the new stand visible from outside the SCG.

8.15 Roof Design

- A. Should a substantial change to the form of the roof be made during the engineering design detailing stage, a reassessment of the shadow impacts onto the adjoining buildings is to be undertaken.

8.16 Finishes and Materials

- A. Final design details of the proposed external materials and finishes, including schedules and a sample board of materials and colours for above ground works, will be submitted by the Proponent for approval by the Director within six months of the Minister approving the project.

8.17 Reflectivity

- A. The visible light reflectivity from building materials used on the facades of the new grandstand will not exceed 20% and will be designed so as not to result in glare that causes any nuisance or interference to any person or place.

8.18 Consultation During Construction

- A. Consultation will generally be in accordance with the Construction Management Plan in Appendix 13. Construction activities and construction management will be the subject of discussions and agreement between the Applicant, CPMPT and Fox Studios.

8.19 Dilapidation Report

- A. The Proponent commits to procuring a Dilapidation Report prior to commencement of works, other than early works.

8.20 Salvage of Elements of Heritage Significance

- A. The Proponent commits to salvaging elements of heritage significance from the Noble stand and from within the development zone (eg. Boxer's Roller) in consultation with a qualified heritage practitioner.

8.21 Bus Servicing

- A. The Proponent will inform the Ministry of Transport of any development that will impact on bus servicing.

8.22 Construction Access Traffic Management Plan

- A. The Proponent commits to submitting an Access and Traffic Management Plan prior to the implementation of the main contract works.
- B. The Proponent commits to consulting with the RTA in the preparation of the above plan.

8.23 Construction Vehicle Activity

- A. The Proponent commits that no construction vehicles will access the construction zone via Paddington lane when Paddington Lane is required for access by spectators.

8.24 Seat Numbers

- A. The Proponent commits to not exceeding a capacity of 48,000 seats and to preparing an audit of the numbers of seats prior to the issue of an Occupation Certificate.

8.25 Summary

The commitment by the Proponent to all of the above will ensure that the environmental impacts of the project during construction and operation will be reasonable and appropriate. The project is also likely to have positive social and economic effects through investment in recreational sporting infrastructure, augmenting and consolidating the role of the SCG as a major sporting venue which is able to host events of national and international significance, and better meeting the needs of members, the general public, hirers and media.

9. CONCLUSION

This Environmental Assessment relates to the erection of a new stand at the Sydney Cricket Ground in place of the Noble and Bradman Stands which, but for the western tower of the Noble Stand, are to be demolished. Approval is sought for the following works:-

- removal of the existing Noble and Bradman stands, including the associated terraces and other miscellaneous structures in the development zone;
- removal of the Dally Messenger stand elevated seating deck, although with (the scoreboard and advertising to be retained and renovation of the lower tier seating to match the concourse seating in the new stand;
- retention of the western tower element of the existing art deco style brick façade of the Noble stand and its adaptive re-use as a lift lobby and tower for the new stand (Members' entrance);
- construction of a new stand to replace the existing Noble and Bradman stands with provision of seating for approximately 13,065 patrons (including 32 disabled patrons) with associated facilities such as corporate suites, Members' dining room, Trustees' suite, food and beverage outlets, patron amenities and media/broadcast facilities;
- a corner high-level projection of the uppermost tiers of seating and roof above at the eastern corner of the new stand over and above land occupied by Fox Studios Australia;
- creation of a dedicated service road to the outside perimeter of the new stand affording vehicles such as large trucks/delivery vehicles access to a covered loading bay below the plaza level. Primary access will be from Moore Park Road via Paddington Lane. A secondary entry will be provided from Driver Avenue which will be shielded from the tennis courts descending eastwards with high planted screening devices along the southern end of the courts;
- creation of a dedicated entry plaza incorporating ticket outlets and turnstiles; and
- relocation of two existing light towers, one to the top of the proposed new lift shaft with the retained tower element of the Noble stand to the western end, and one around 20 metres north of its existing location to the east of the Bradman stand.

The capital investment value of the project, which will result in an increased spectator capacity at the SCG of 48,000, is \$93.8 million.

An assessment of the impacts of the proposed development indicates that subject to the implementation of appropriate mitigative measures and in particular, those identified in the Draft Statement of Commitments forming part of this Environmental Assessment, the project will not result in any significant adverse long-term social, environmental or heritage outcomes. The proposed new stand will result in a significant upgrade of existing member and general spectator facilities at the Sydney Cricket Ground. The improved facilities will enable the Sydney Cricket and Sports Ground Trust to better meet the needs of hirers (eg. Cricket Australia, Cricket NSW, Sydney Swans) members and patrons, thereby better ensuring that the Sydney Cricket Ground can continue to host major sporting events.

The heritage impacts of the proposed development are addressed in detail in the Heritage Impact Statement (“HIS”) prepared by Godden Mackay Logan, Heritage Consultants in Appendix 9. Subject to implementation of the identified mitigative measures, the heritage impacts of the project, including demolition of the Noble stand, are acceptable.

The new stand will have a height and radial geometry similar to and compatible with the new Victor Trumper stand presently under construction. The engineering details of the roof of the new stand are the subject of ongoing assessment, and thus, the actual roof design may differ from that which is depicted on the project application drawings. However, in terms of height, general configuration and extent, the roof will not be larger than what is shown on the accompanying plans. In this regard, the uppermost tiers of seating trusses below and the roof above at the eastern extent of the new stand project up to 14 metres at high level (ie. about 10-15 metres above ground level) beyond the boundary of the Sydney Cricket Ground over adjoining land forming part of Fox Studios.

This projection is unlikely to result in any significant adverse environmental impacts on Fox Studios, being land owned by the Centennial Park and Moore Park Trust. Heritage and visual impacts on Fox Studios are considered to be acceptable, largely because of the height that the projection occurs, the radial geometry of the new structure, the unsightly rear of the Bradman stand which it replaces and its distance from the identified heritage items within Fox Studios including the former Government Pavilion (now Sound Stage 1).

The new stand has been and will continue to be the subject of detailed consultation with key stakeholders including Sydney City Council, the Centennial Park and Moore Park Trust, Fox Studios Australia Pty Limited. Managing the construction process (including demolition and excavation) will be the central issue in the ongoing consultation, particularly as the process is likely to necessitate occasional construction activities and hoarding on land within Fox Studios.

Beyond the immediate environs of the northern and north-eastern parts of the Sydney Cricket Ground, the proposed new stand has only limited potential impacts. Whilst it will be visible from various locations to the east, north and west, it will be seen within the context of the other stadia elements in the Sydney Cricket Ground along with the Sydney Football Stadium.

Finally, although the seating capacity at the SCG will be increased from around 46,000 to a maximum of 48,000, full capacity of the Sydney Cricket Ground is only achieved on a limited number of major events each year. Such major events are the subject of special traffic and parking arrangements put in place in the Moore Park Precinct pursuant to the Moore Park Precinct Event Operations Plan. The increased seating capacity within the Sydney Cricket Ground during such events is unlikely to significantly impact on that plan.

The Environmental Assessment concludes that the site is suitable for the project and that the erection of a new stand at the Sydney Cricket Ground in place of the Noble and Bradman Stands is consistent with the public interest. Any potential negative impacts will be substantially mitigated by the measures outlined in the report, as reflected in the draft Statement of Commitments in Section 8.

FIGURES
