

***Sydney Cricket Ground  
Stage 2 – MA Noble / Bradman Redevelopment  
Proposed by Sydney Cricket & Sports Ground Trust  
MP08\_0103***

Director-General's Environmental Assessment Report  
Section 75I of the  
Environmental Planning and Assessment Act 1979

March 2009



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## EXECUTIVE SUMMARY

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This report is an Environmental Assessment report of a Project Application for the Sydney Cricket Ground (SCG) Site pursuant to Part 3A of the *Environmental Planning and Assessment Act, 1979* ("the Act"). The proposal is a project within the terms of the Major Project SEPP as it is located within the area identified on Map 8, Schedule 2 and satisfies the CIV criteria specified in Clause 9(b), Schedule 2 of the SEPP in that the value of the proposal exceeds \$5m.

The Sydney Cricket & Sports Ground Trust (the proponent) is seeking approval to demolish the MA Noble and Bradman grandstands and replace these with new stand for the purpose of upgrading facilities and providing up to 48,000 seats at the SCG, Moore Park in the City of Sydney Local Government Area. The proposed development has an estimated project cost of the development is \$93.8 million.

The development proposal generally comprises of the following;

- demolition of the existing MA Noble and Bradman stands and associated structures including entry turnstiles, properties office, sheds, a car port and service compounds;
- modification of parts of the Dally Messenger grandstand;
- Relocation of Light Tower 1;
- Erection of a new grandstand and associated services;
- Construction of part of the stand over land owned by CPMPT and occupied by Fox Studios; and
- Extension of the oval at the northern end by three metres.

The majority of the development site is zoned 6(b) Regional Recreation under *South Sydney Local Environmental Plan 1998* and is permissible with consent. The project includes a section which encroaches into Centennial Park Trust land. This land falls under SEPP 47 – Moore Park Showground. The development is not prohibited under SEPP 47 therefore the Minister has the power to approve this application.

The proposal is Stage 2 of the major redevelopments proposed for the SCG. Stage 1 was the construction of the Victor Trumper stand which opened in December 2008. It replaced the poor-quality public areas of Yabba's Hill and the Doug Walters stand in the south-eastern corner of the ground. Being the first of the major redevelopments, the design of the Victor Trumper stand was approved following extensive discussions between all relevant parties including SCSGT, Fox Studios, CPMPT and the Department. Stage 1 also included an encroachment onto land occupied by Fox Studios. A Construction Management Plan was prepared in close consultation with Fox Studios and included extensive communication with them throughout the various stages of construction.

The proposal was exhibited for a period of 31 days from Wednesday 1 October 2008 to Friday 31 October 2008. During the exhibition period, the Department received submissions from Fox Studios Australia, ANZ Stadium, Colonial First State, Centennial Park and Moore Park Trust (CPMPT), City of Sydney Council, NSW Roads and Traffic Authority, Sydney Water Corporation, Ms Clover Moore MP, the Heritage Branch of the Department of Planning and one local resident.

Key issues identified in the submissions and the Department's environmental assessment generally related to:

- the design of the new stand and if it results in an improvement to the access and facilities for members and the public;
- the appropriateness of the design and height in relation to the SCG site as well as the local area;
- the impact on Fox Studios as a result of construction, the encroachment and the operation of the stand such as noise and reflectivity issues;
- the outcomes for CPMPT as owners of the land affected by the encroachment;
- seating capacity and the potential contravention of the Stadium Australia Project Agreement Amendment Deed;

- the impact of the development on significant heritage items such as the SCG oval and the MA Noble stand as well as adjacent items including the Heritage listed Members' and Ladies' stands and Busby's Bore; and
- potential contamination and remediation.

On 23 December 2008, the proponent lodged a preferred project report (Appendix C) containing responses to issues raised in submissions and details of changes made to the proposal in response to these submissions and further design considerations. The key change to the proposal is the reduction of the overhang over Fox Studios to approximately 95m<sup>2</sup>. Other amendments include Light Tower 6 remaining in its current position and minor changes to the design detail of internal facilities.

The Department has assessed the merits of the proposal and is satisfied that the impacts of the proposed development have been appropriately addressed via the proponent's Preferred Project Report, the Statement of Commitments or recommended Conditions of Approval. The proposal is of public benefit in that the redevelopment will provide a modern stand with significant improvements to access and facilities for the public as well as additional seating capacity. This also facilitates the long term viability of the stadium and consequently the heritage significance of the SCG as a venue for sport and leisure and is therefore also considered to be key benefits of the proposal.

A number of conditions have been recommended by the Department to manage the construction and heritage impacts of the proposal and to ensure approval is sought from CPMPT and the Department of Planning where appropriate. Conditions are recommended which qualify timeframes for the completion of various technical reports critical to demolition and construction commencement and to verify that the 48,000 maximum seat limit identified under the Stadium Australia Project Agreement Amendment Deed is not contravened.

On these grounds, the Department is satisfied that the site is suitable for the proposed development and that the project will provide environmental, social and economic benefits to the region. All statutory requirements have been met and the Department recommends that the Minister approve the application.

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# 1 BACKGROUND

## 1.1 Site context and location

The site encompasses the northern and north-eastern part of Lot 1530 DP 752011 known as the Sydney Cricket Ground and forms part of the Moore Park Precinct bound 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. Located in Moore Park in the City of Sydney LGA, it is approximately 3.3km from the Sydney GPO and 2.2km from Central Railway Station (Figure 1).



**Figure 1: Site Location (black outlines site)**

The 7.53 hectare SCG is owned and operated by the Sydney Cricket and Sports Ground Trust and mainly hosts cricket matches, Australian Rules Football with occasional rugby league and concert performances. The SCG is bounded by Driver Avenue to the west, Sydney Football Stadium to the north, Fox Studios to the east and the Entertainment Quarter and the Hordern Pavilion to the south east and south.

The new stand will occupy the north eastern corner neighbouring the Sydney Football Stadium and Fox Studios. A small part of the upper and eastern most section of the new stadium will protrude onto Lot 51 DP 1041134, land owned by the Centennial Park and Moore Park Trust and occupied by Fox Studios.

Owners consent is not required pursuant to Clause 8F(1)(a) of the EP&A Regulations 2000 as the proponent is a public authority

## 1.2 Sydney Cricket Ground

### SCG Oval

The SCG oval generally achieved its current form when the banked bicycle track was removed in 1920. It is surrounded by a number of stands which have been constructed and redeveloped over more than a century of the oval's use as a sports ground.

## **Members' and Ladies' stands**

The Members' and Ladies' stands are located to the north west of the oval and are the earliest stands on the site. The Members' and Ladies' stands are both items of architectural merit and of exceptional heritage significance, providing rare evidence of historically important gender aspects of cricket in the nineteenth and twentieth centuries. They are listed on the State Heritage Register and Register of the National Estate.

## **Victor Trumper stand**

The Victor Trumper stand is located directly south of the oval and opened in December 2008. The design and construction of the new stand was approved by the Department in 2007 following an extensive assessment process.

## **Bill O'Reilly, Clive Churchill and Brewongle stands**

These remaining stands to the south west and east of the oval were built in the 1980s. The Bill O'Reilly stand is directly south of the development site and projects eastwards onto and above Fox Studios within Lot 1 DP 634807. This section is subject to a lease from the Centennial Park and Moore Park Trust to the Sydney Cricket and Sports Ground Trust for a term of 99 years from its construction. Immediately to the north of the Bill O'Reilly stand is a sub-station serving the SCG. This is on land accessed from Fox Studios and owned by the Centennial Park and Moore Park Trust (Lot 4 in DP 861843). This is also leased to Sydney Cricket and Sports Ground Trust.

### **1.3 Stands within the development site**

#### **MA Noble Stand**

The MA Noble Stand was built for members in 1935 as a first stage of a much larger stand proposed to replace the Members' stand and currently has seating for approximately 6,210 members.

Constructed of concrete-encased steel and reinforced concrete with an exposed steel roof and detailed face brickwork, the building is showing signs of degradation. Sight lines in the upper seating area are restricted by steel columns.

Major renovations were carried out in 1997 to the level 1 Members' bar and level 2 dining area. An external deck was added to the rear with a bridge linking it to Sydney Football Stadium. The roof of the stand was replaced in 2001 following hail damage.

The MA Noble Stand currently houses maintenance workshops, offices, the members' main bar, snack bar, toilets, Trustees' area, servery kitchen, members' dining area, external covered terrace, the main production kitchen and broadcast and media accommodation for TV and radio.

#### **Bradman Stand**

The Bradman Stand was constructed in 1973 and consists of corporate suites and public seating for approximately 4,261 people. Built as an extension to the MA Noble Stand, it has a similar construction. The concrete structure is sound but various sections require ongoing maintenance in order to maintain an acceptable standard. The upper deck has similar sight line restrictions as the MA Noble Stand. Roof flashing and a vertical duct overhang the boundary with Fox Studios to a maximum of 300mm.

Additional private suites were added in 1990 and an external deck was added in 1996. The roof was also replaced in 2001 after hail damage.

The Bradman Stand currently houses offices, change rooms and warm up area, corporate viewing lounges and suites, a food and beverage concourse, toilets, kitchens, print media accommodation and a corporate dining room. The back of the ground level is a general service and maintenance area and there is vehicle access via a tunnel to the playing field.



## **Dally Messenger Stand**

The Dally Messenger Stand has been built in multiple layers over the past 100 years. It provides public seating and is now the only uncovered grandstand at the SCG. Sight lines from the middle deck are obstructed by large concrete columns supporting the upper deck. Due to the restricted width of the site at this part of the ground, the stand is set at an angle to the field and does not clearly address the field.

The stand consists of mainly seating with a small bar. An enclosed tunnel provides access and egress to the O'Reilly stand and the new Hill stand. An electronic scoreboard and advertising panels were relocated to the upper tier of the Dally Messenger stand in 2007 which are steel framed structures including the central control office, scoreboard and Tri-vision advertising panels.

### **1.4 Heritage significance**

The SCG falls within the Sydney Cricket Ground Conservation Area in the South Sydney LEP 1988. Both the Members' Stand and the Ladies' stand are listed on the Register of the National Estate as well as on the State Heritage Register. They are also classified by the National Trust.

Godden Mackay Logan is in the process of preparing the Sydney Cricket Ground Site Draft Conservation Management Plan (CMP) which provides grading of the relative contribution to significance and tolerance for change for the significant SCG components.

In the Draft CMP, the SCG oval is considered to have exceptional significance while the MA Noble stand is identified as an item of high significance in fabric and form, but notes that its spectator function is the most important attribute of the MA Noble stand. The Bradman stand is identified as an item of moderate significance with this largely resides in its function as a spectator stand rather than its fabric. The Dally Messenger stand is identified as an item of little heritage significance.

The impact of the proposed development on the SCG as a whole and on the Members' and Ladies' stands are addressed in the Heritage Impact Statement and assessed in Section 5 of this report.

### **1.5 Pedestrian access and egress**

Access and egress into the MA Noble stand is poor by contemporary grandstand standard with a single escalator serving the first floor and two escalators extending to the second level. Four original staircases serve all levels but do not comply with current standards.

The stairs serving all levels of the Bradman stand are adequate but not ideal for smooth traffic flow. There is a lift serving the upper level.

The access tunnel under the Dally Messenger stand provides access to all levels. This is adequate for the lower level but those serving the upper deck are narrow.

Access and seating for disabled spectators is limited with few spaces provided at the lower or mid level of the three stands, a non-complying remote lift providing wheelchair access to the upper level of the MA Noble stand and a wheelchair hoist serving the lower corporate level of the Bradman stand.

### **1.6 Vehicle Access**

Vehicle access to the development site is primarily from Paddington Lane which links the SCG to Moore Park Road. Movements into and out of Paddington Lane are limited to left-in/left-out only because of a central median in Moore Park Road. The Lane has a minimum width of 10 metres broadening to around 45 metres at the turnstiles. There is a fall of approximately 12 metres from Moore Park Road to the turnstiles.

Pedestrian access during events is from the Members' entrance off Driver Avenue, the Walk of Fame and from Paddington Lane.

### **1.7 Parking**

There is currently a car port with spaces for 8 cars within the development site at the rear of the Bradman stand. This will be demolished.

Patrons for the SCG which drive to events generally rely on the 6,250 off-street parking spaces made available in the surrounding precinct including the grounds of the Sydney Boy's High School, Moore Park East and the structured car park in the EQ and the Gold Members' car park

### 1.8 Other buildings within the development site

The development site also includes areas to the immediate north of the MA Noble, Bradman and Dally Messenger stands (Figure 2). This area contains service roads, entry turnstiles, properties office, sheds, a car port, service compounds and the southern part of the Gold Members' Fitness Centre tennis courts which will be used for construction purposes.

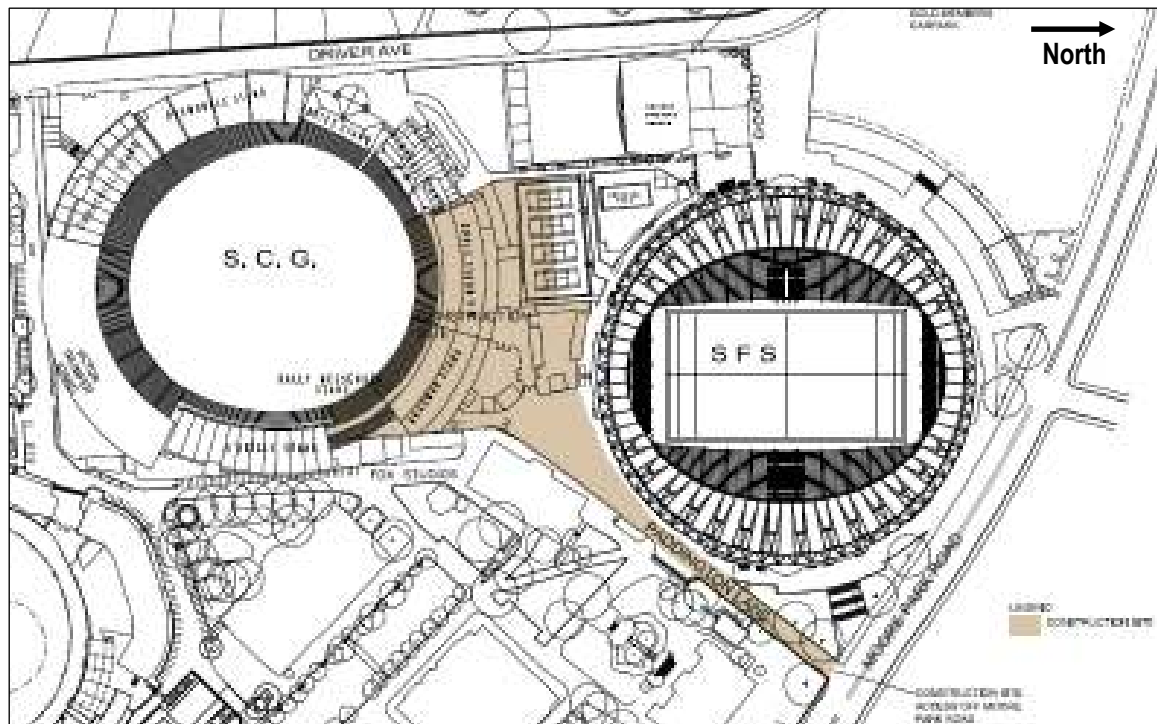


Figure 2: Development site

### 1.9 Surrounding land and development

#### Sydney Football Stadium (North)

The land north of the development site is managed and controlled by the Sydney Cricket and Sports Ground Trust and consists of various sporting facilities and the Sydney Football Stadium (SFS) followed by the Gold Members car park bound by Moore Park Road and Driver Avenue. The nearest residential properties are approximately 300m away in Moore Park Road.

#### Moore Park (West)

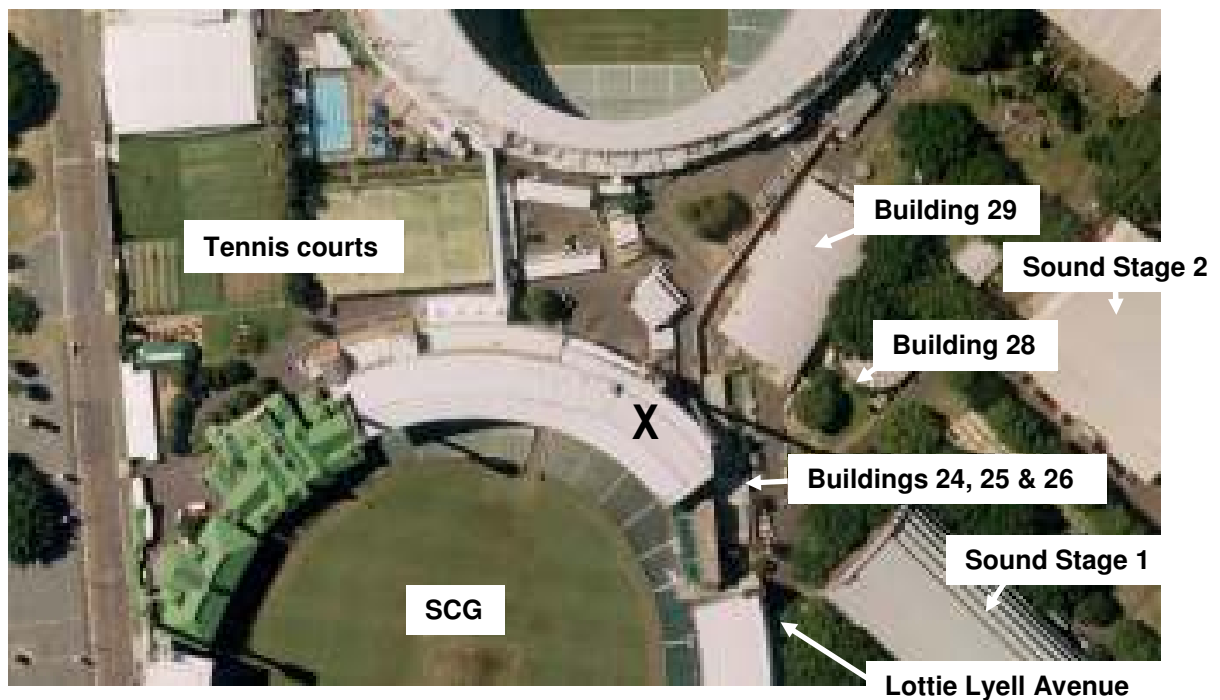
Driver Avenue separates the west of the SCG from the bus terminal and Moore Park East beyond. Moore Park East is owned and managed by the Centennial Park and Moore Park Trust and is used for a number of events such as the Parklife music festival, the start of the 'Sydney to Gong' bike ride and Circus Oz.

#### Fox Studios (South and East)

East and south of the SCG is Fox Studios, operated by Fox Studios Australia, which accommodates professional film studios including sound stages, workshops, pre- and post- production facilities and a range of film-related businesses. A five metre high boundary wall forms the boundary between the SCG and Fox Studios. Directly east of the wall (and the Bradman stand) are Fox Buildings 24, 25 and 26. These are single storey buildings occupied by film and television industry tenants. Other Fox Studio buildings in the vicinity of the development zone include Building 29, the main workshop within the studios, Building 28 occupied by a Fox

tenant, and Fox Sound Stage 1 which faces towards the development zone and Fox Sound Stage 2 behind Sound Stage 1. The position of these in relation to the development zone can be seen in Figure 3.

Other land uses south and south-east of the development zone include the Entertainment Quarter (EQ), the Hordern Pavilion, the Royal Hall of Industries and the Centennial Park Equestrian Centre.



**Figure 3: Aerial identifying Fox Studio features**

The former Moore Park Showground, including that part occupied by Fox Studios, is listed on the Register of the National Estate and has High Significance at a State level. The Register of the National Estate also lists various individual buildings for the contribution they make to the heritage values of the site. The nearest of these to the development zone is Fox Sound Stage 1, this is listed in the Conservation Strategy for the Moore Park Showground (Godden Mackay Logan, December 1995) as having Exceptional Significance. Running parallel to the eastern boundary of the SCG in Fox Studios, Lottie Lyell Avenue is also listed in the above strategy as having Exceptional Significance.

#### **1.10 Project History/Chronology**

On 2 February 2007, the Minister approved the new Victor Trumper stand which replaced Yabba's Hill and the Doug Walters stand. The new stand opened in December 2008.

On 11 June 2007, the Minister declared the next major stage of redevelopment known as 'SCG Stage 2, MA Noble, Bradman and Dally Messenger Redevelopment', to be a Major Project.

## 2 PROPOSED DEVELOPMENT

### 2.1 The proposed development

The proposal is for the replacement of the existing MA Noble and Bradman stands and part of the Dally Messenger stand to update facilities and increase patron capacity. The design of the new stand is similar to that of the Victor Trumper stand which was completed in December 2008. The proposal includes the following:

- Demolition and removal of the exiting MA Noble and Bradman stand including associated terraces.
- Demolition and removal of the Dally Messenger stand elevated seating deck. The scoreboard and advertising to be retained.
- Demolition and removal of miscellaneous structures in the development zone including the turnstiles used by spectators entering via Paddington Lane, the properties office above the turnstiles, two sheds and a carport (Figure 4).
- The removal of two Energy Australia transformers immediately east of the MA Noble stand and relocation of a relic known as "Boxer's Roller".
- Retention of the western tower of the MA 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 MA Noble and Bradman stands to a maximum roof height of RL 68.3 metres AHD. Includes the provision of 2,100 additional seats (including disabled patrons) and associated facilities. The uppermost tier of seating will be at approximately RL 62.5 metres AHD.
- Creation of a dedicated entry plaza incorporating ticket outlets and turnstiles.
- Relocation Light Tower No. 1 to around 20 metres north of its existing location to the east of the Bradman stand.
- Extension of the northern end of the oval by three metres.
- Construction will be undertaken as two main stages. The early works package covering diversions and demolition will be followed with the main contract covering construction of the substructure and piling. It is proposed to make the lower concourse seating available for use prior to completion of the upper levels.
- It is proposed to maintain pedestrian and traffic circulation between the SCG and SFS during construction.



**Figure 4: Demolition Plan**

## **2.2 Seating capacity**

It is worthy to note at this stage that 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 maximum capacity of 48,000 seats at the SCG and the former Olympic Stadium (now ANZ Stadium).

The new stand and modified Dally Messenger stand proposes to increase the total capacity of the SCG to a **maximum** of 48,000 seats.

## **2.3 Encroachment over Fox Studios**

Level 4 and the roof of the easternmost corner of the new stand project beyond the boundary over the Fox Studio site. Buildings 24, 25 and 26 of Fox Studios and the existing boundary with Fox Studios are directly below the proposed overhang. The lowest point of projection occurs at the concrete beam supporting the truss which supports the roof at approximately 5 metres above the ground level.

The projection extends up to 9 metres, measured perpendicular to the boundary, and covers approximately 95m<sup>2</sup> of the Fox Studios site. This will be subject to an agreement between Centennial Park and Moore Park Trust and the Sydney Cricket Ground and Sports Ground Trust.

Owners consent not required pursuant to Clause 8F(1)(a) of the EP&A Regulations 2000.

## **2.4 Roof design**

The roof will be a plane that is cantilevered from the rear of the upper stand level. This design avoids the need for supporting columns within the spectator seating areas and is similar in form to that of the recently completed Victor Trumper stand. The leading edge (fascia) over the pitch will be at the same height as the Victor Trumper stand but the roof structure will be approximately four metres higher and will be the highest stand of the stadium.

The design of the roof is slim in form and light in structure. The materials of the roof are yet to be finalised and will depend on sunshade studies and impact on the pitch of the projection but will be compatible to that used for the new Victor Trumper stand.

## **2.5 Access**

Pedestrian access will be via new public turnstiles on a split-level pedestrian plaza accessed primarily from Paddington Lane. This will be accessed from both Driver Avenue and Moore Park Road. A future external concourse may provide a direct link to the plaza from Driver Avenue. New stairs, escalators and a lift will be dedicated to members with separate access points for media, Trustees and corporate entities. Member and public areas will be clearly separated.

A dedicated service road will be created from Moore Park Road, via Paddington Lane, to the outside perimeter of the new stand, providing access for large trucks/delivery vehicles to a covered loading bay. A secondary entry will be provided from Driver Avenue past the tennis courts. This will be shielded from the tennis courts with high planted screening devices along the southern end of the courts. Parking spaces will be provided at ground level for police, ambulance and service vehicles only. No public parking will be provided as part of the redevelopment.

## **2.6 Project amendments**

In response to issues raised in submissions, the Preferred Project Report makes various amendments to the original proposal. The key amendments are:

### **2.6.1 Encroachment over Fox Studios**

The extent of the projection of the eastern corner over land occupied by Fox Studios has been reduced from around 14 metres to around 9 metres with a subsequent reduction in the total area of approximately 85m<sup>2</sup> from 180m<sup>2</sup> to around 95m<sup>2</sup>.

### **2.6.2 Light and lift tower**

Light Tower 6 and the existing lift tower in front of the retained western tower of the MA Noble stand will be left in their existing locations due to structural obstacles.

### 3 STATUTORY CONTEXT

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#### 3.1 State Environmental Planning Policy (Major Projects) 2005 and Environmental Planning and Assessment Act 1979

On 11 June 2008, the Director-General, as delegate of the Minister for Planning, declared the demolition of existing stands and construction of a replacement stand at the SCG, a Major Project under the *Environmental Planning and Assessment Act 1979* (the Act), after forming the opinion that the development is of a kind that is described in Schedule 2 of the State Environmental Planning Policy (Major Projects) 2005 (MP SEPP), namely Clause 9(b) 'Development within the area identified on Map 8 to the Schedule that has a capital investment value of more than \$5 million'. Map 8 includes all of the Sydney Cricket Ground.

The CIV of the proposal is estimated at \$93.8 million.

#### 3.2 State Environmental Planning Policy No. 47 – Moore Park Showground

SEPP 47, gazetted on 17 November 1995 applies exclusively to the former Moore Park Showground and therefore Fox Studios. The projection described in Section 2.6.1 extends over land subject to the provisions of SEPP 47.

SEPP 47 says "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."*

The Department notes that there are no prohibited uses listed in SEPP 47. As such, this use can be approved by the Minister as part of a major project.

#### 3.3 South Sydney Local Environmental Plan 1998

The site is currently zoned 6(b) Regional Recreation for which the objectives are:

- (a) *to define areas used for regional recreation and major sporting and recreational facilities which serve the needs of the local population and of 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.*

The proposed development is consistent with the objectives of the zone and is therefore permissible with consent.

#### 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 SSLEP 1998. Conservation Area 46 encompasses the SCG, Sydney Football Stadium and the Gold Members car park. The stands within the development area under this proposal are not listed on the State Heritage Register.

Section 75J(3) says the Minister may take into account the provisions of an EPI that because of 75R do not apply. Relevant Conservation Area provisions are addressed within the Heritage Impact Statement submitted with the application and have been assessed accordingly within Section 5 of the Director General's Environmental Assessment Report.

## 4 CONSULTATION AND ISSUES RAISED

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### 4.1 Public Exhibition and Notification

The Environmental Assessment (EA) was exhibited from Wednesday 1 October 2008 to Friday 31 October 2008 for a period of 31 days and was published in the Sydney Morning Herald and the Wentworth Courier. Neighbouring residents/landowners were also notified of the exhibition by mail by the Department. The EA was made available to the public in the Department's Information Centre, at the office of City of Sydney Council and at the City of Sydney Council Library in Kings Cross.

### 4.2 Submissions received

The Department received submissions from Fox Studios Australia, ANZ Stadium, Colonial First State, Centennial Park and Moore Park Trust (CPMPT), City of Sydney Council, NSW Roads and Traffic Authority, Sydney Water Corporation, Ms Clover Moore MP, the Heritage Branch of the Department of Planning and one submission from the public. The key issues raised in submissions received are addressed in Section 5 and a summary of all submissions is in Appendix D. Comments from key agencies are noted below:

- Centennial Park and Moore Park Trust recommended conditions of approval consistent with those provided for the construction of the Victor Trumper stand;
- NSW Roads and Traffic Authority requested that the proponent submit a Traffic Management Plan for all demolition and construction activities;
- City of Sydney Council recommended that the following matters be addressed;
  - Adequate archival and management of all heritage aspects;
  - An Access and Traffic Management Plan; and
  - Consistency with the Construction Management Plan
- Sydney Water Corporation requested confirmation be obtained as to the whereabouts of Busby's Bore in relation to the redevelopment area and for the proponent to implement best practice urban stormwater management in relation to both stormwater quality and quantity; and
- the Heritage Branch of the Department of Planning requested that the recommendations listed in the Heritage Impact Statement be incorporated within the conditions of approval ensuring they are implemented prior to the occupation of the completed works.

## 5 ASSESSMENT

### 5.1 Legislative Requirements of the Director-General's Report

Section 75I(2) of the Act and Clause 8B of the Environmental Planning and Assessment Regulation 2000 provides that the Director-General's report is to address a number of requirements in the Director General Report. These matters and the Department's response are set out as follows:

<b>Section 75I(2) criteria</b>	<b>Response</b>
Copy of the proponent's environmental assessment and any preferred project report	The Proponent's EA and Preferred Project Report are located in Appendix B and C.
Any advice provided by public authorities on the project	All advice provided by public authorities on the project for the Minister's consideration is set out at <b>Appendix D</b> of this report.
Copy of any report of a panel constituted under Section 75G in respect of the project	No statutory independent hearing and assessment panel was undertaken in respect of this project.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project	Each relevant SEPP that substantially governs the carrying out of the project is identified and assessed.
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division	An assessment of the development relative to all environmental planning instruments is provided in section 3 of this report and in the attachments.
Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate.	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The proponent's EA addressed the DGR requirements and is considered to have satisfied those requirements as addressed in this report.
<b>Clause 8B criteria</b>	<b>Response</b>
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in section 5 of this report.
Any aspect of the public interest that the Director-General considers relevant to the project	The public interest is discussed in section 5 of this report.
The suitability of the site for the project	The suitability of the site for the project has been considered in Sections 1 and 5 of this report.
Copies of submissions received by the Director-General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in section 5 and <b>Appendix D</b> of this report.

The following sections assess each of the key issues associated with the proposal, based on submissions received by the Department, the proponent's assessment of the issue and response to submissions, and the Department's conclusions. In each case, where some environmental impact has been determined as likely to occur, the issue has been addressed through the proponent's commitments to mitigation measures, the Department's recommended conditions of approval.

### 5.2 Design and Built Form

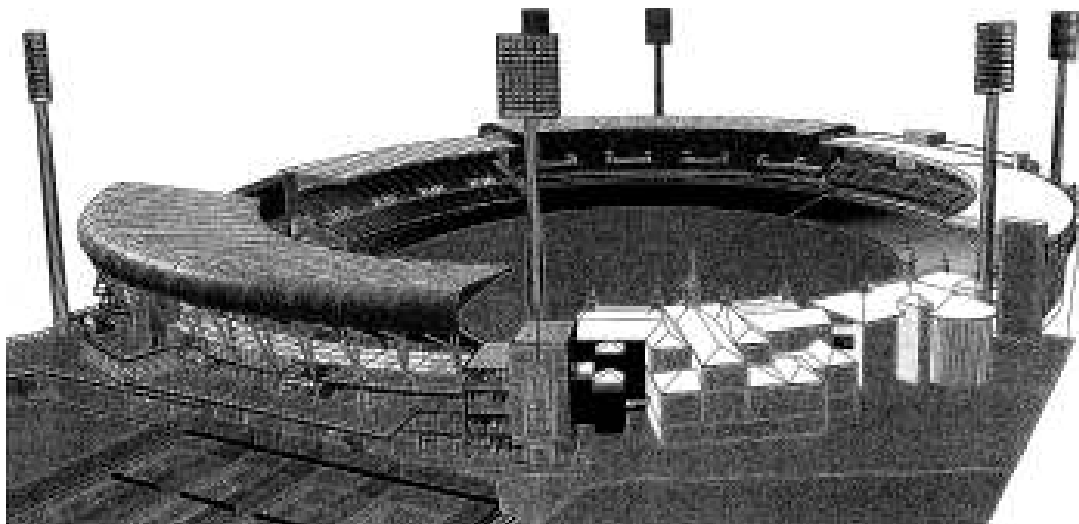
The existing structures within the development area are out of date and provide a poor standard of amenities and facilities for patrons. The new stand has a modern, slim line design consistent with the scale, design and roof form of the new Victor Trumper stand and is compatible with both heritage and non heritage-listed standards.



From a spectator's viewpoint, the cantilevered roof will provide optimum viewing at all levels while the internal design provides for easier and safer access and circulation, superior facilities, as well as greatly improved facilities for the disabled.

When viewed from Fox Studios, the original proposal showed the upper level of seating level extending to the end of the new stand, providing a clean finish. From the field, the view was of a 'complete' stand that provided a visual joining with lines of the O'Reilly stand to the south and the new Victor Trumper stand beyond. This visual flow and 'completeness' has been somewhat broken with the removal of a section of the end seating deck and the end section of the roof as proposed in the PPR. However, for a stand to be constructed which provides for the visual continuity and 'clean edge' of the original design, either a pillar would need to be erected in the location of the Fox buildings in order to support the upper levels of seating, resulting in an unacceptable impact to Fox Studios, or alternatively, the end of the stand would need to finish at the level of the concrete beam, resulting in a significant loss of seating and internal floor space.

The design proposed is such that both the roof and seating decks can easily be extended at a later stage if demand permits as the new seating decks will have similar gradients, AHD levels and profiles to the new Victor Trumper stand and the same form as the rest of the SCG stands. As seen in Figure 8, this continuity is evident when the stadium is viewed from the north. This figure also demonstrates that should the O'Reilly stand be redeveloped in the future, these stands have been designed to effectively join to form a continuous grandstand. The design proposed in the PPR is considered to be the best outcome available at this time.



**Figure 8: View from the north**

Another outcome of the amended roof form in the PPR is the loss of roof cover to over 100 seats in the eastern corner of the stand. While this is not an improvement in terms of the affected seats, the development is still considered to provide a significant improvement to public access and facilities overall. In this situation, the outcomes for the SCG need to be weighed up with the impact on the neighbouring Fox Studios. The reduction of the roof line leaving the end section of seats without cover also significantly reduces the encroachment onto the Fox Studios site therefore reducing the extent of environmental impacts on that site. Once again, considering that the design of the stand allows for the extension of the roof at a later stage, the Department considers this to be an acceptable outcome.

A further beneficial design feature of the new stand is the retention and 'uncluttering' of the western tower of the existing MA Noble stand and the set back of the new roof line towards the east. These assist to mitigate the heritage impact on the historic Members' stand by providing a visual separation.

The Department is of the view that the design of the new grandstand satisfactorily takes into account the existing environs both within the context of the SCG and the surrounding area. From an operational perspective, it is considered that the resultant development will be superior in terms of safety, efficiency and design. The Department is therefore satisfied that the proposal is of a high quality and appropriate design for the location and will have minimal visual impact on surrounding development.

### **5.3 Encroachment over Fox Studios**

Since lodging the project application, it has been found that the length and angle of the outer truss protruding over the Fox Studios site could not support the roof structure above. As that part of the roof could only soundly be supported by a pillar below, that is, in the location of a Fox Studio building, the design has been altered by reducing the length of the end seating deck which has allowed the last section of the roof to be removed along with the outer truss. The truss to the remaining section of roof is now supported by a tapered concrete beam.

The end result is that the encroachment has been reduced from approximately 14m to 9m, measured perpendicular to the building, and approximately 180m<sup>2</sup> to 95m<sup>2</sup> in area. This greatly reduces the visual impact from Fox Studios Buildings 24, 25 and 26 directly below as the overhang has retracted significantly back towards the SCG boundary limiting its presence beyond the front for these buildings. This, in turn, reduces any additional overshadowing the encroachment may cause. The shadow diagrams submitted with the original proposal showed that the increase of overshadowing over Fox Studios due to the encroachment was minor, this has now been reduced by approximately half and is therefore considered by the Department to be a positive modification.

The reduction of the encroachment also effectively removes the outer truss, however, the concrete beam needed to support the remaining truss first encroaches onto the Fox Studio site at five metres as apposed to approximately 10 metres in the original design. This structure does not impact on the existing buildings in Fox Studios although it may limit the ability to construct a three storey building beneath, which Fox Studios have indicated aspirations for. However, no approval or proposal is in place for the redevelopment of these Fox Studios buildings.

When considering the total impact of the encroachment, the Department is satisfied that the new design will not have a significant impact on Fox Studios while providing the best solution in terms of spectator amenity. The Department has recommended a Condition of Approval that an agreement is entered into with the CPMPT obtaining approval of the encroachment as owners of the affected land. The future development potential of land occupied by Fox Studios is an issue to be considered by CPMPT.

### **5.4 Visual Impact**

The proposed stand is located in the middle of a collection of stands making up the SCG and SFS, with the Victor Trumper stand the furthest stand to the south and the SFS adjacent to the north. The proposed stand is four metres higher at the back than the Victor Trumper stand making it the highest stand of the SCG. However, it is well below the height of the SFS. The impacts on views of the new stand are therefore considered to be minimal.

### **5.5 Maximum Seating Capacity**

Stadium Australia Project Agreement Amendment Deed is a commercial and contractual arrangement that exist between NSW State Government and the Stadium Australia Trust that is applicable to the redevelopment of major stadia in NSW including the SCG. A "Material Adverse Effects Clause" is triggered if either the SFS or SCG exceed a seating capacity of 48,000.

The proposal as amended in the PPR will bring maximum seating capacity of the SCG to approximately 47,265 seats, over 700 seats below the maximum seating capacity allowed by the Stadium Australia Project Agreement Amendment Deed.

Regardless of this, the proponent has committed to providing a seating capacity audit from an independent auditor prior to commencement of use, certifying that the permanent seating capacity of the SCG does not exceed 48,000 seats. Further to this, conditions are recommended to limit the maximum capacity of the SCG to 48,000 seats and for the Sydney Cricket and Sports Ground Trust to provide a seating audit report using a full seat count to confirm this prior to commencement of use of the new stand. The Department is therefore satisfied that the proposed increase in seating capacity at the SCG will not contravene the provisions of the Deed.

### **5.6 Noise**

Bassetts Consulting Engineers were commissioned to assess the noise levels associated with construction and operation of the new stand. The assessment was based on the original design and an increase in seating capacity of 2,805 (this has been reduced to an increase of 2,100 seats in the PPR). The assessment found that

the increase in noise levels from the proposed increased patrons to be no more than 1dB. This is generally imperceptible to the human ear.

The proponent has also made the following commitments related to crowd noise:

- *Acoustic absorption will be incorporated to the underside of the roof structure to minimise noise spill to adjacent areas.*
- *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.*
- *The PA system will be designed to have lower resultant noise impacts on adjacent owners/occupiers than are currently experienced.*

In addition, the design of the new PA system incorporates a high density of low power speakers that can deliver the announcements at lower volumes and increase speech intelligibility, further adding to noise management within the new stand. This, as well as other measures proposed to reduce noise spill such as acoustic absorption incorporated into the roof structure, will potentially reduce the level of noise from its current level. The proponent has also committed to providing an Operational Noise Management Plan to cover all aspects of noise emission from the site and to comply with all relevant Australian Standards.

Furthermore, the proponent has committed to ensuring noise levels from back-of-house areas will not exceed the daytime background noise level by more than 5 dB(A) at the Fox Studios boundary and that all mechanical plant associated with the new stand will comply with the EPA Industrial Noise Policy.

The Department is satisfied that the commitments made by the proponent in the Preferred Project Report will ensure that environmental impacts on Fox Studios due to the operations of the development will be minimal.

## **5.7 Reflectivity**

The proponent commits to ensuring that 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.

The Department is satisfied that this commitment made by the proponent in the Preferred Project Report will ensure that environmental impacts on Fox Studios due to the built stand will be minimal.

## **5.8 Lighting**

Light Tower 1 is being relocated approximately 21 metres to the north. Webb Australia Group found that the new lighting arrangements will have little impact on the current levels of spill lighting emanating from the SCG and will remain below levels required by the standards. The threshold increment criteria on the adjacent roads will also remain well below levels required by the standards at all levels of operation.

The Department is satisfied that affects of relocated Lighting Tower 1 will be minimal and that it will comply with all relevant standards.

## **5.9 Traffic, transport and parking**

The development will see an increase of approximately 2,100 seats which is an increase in capacity at the SCG of just over 4% of the existing capacity.

The Moore Park Precinct Events Operation Plan is in place to coordinate the activities of the key stakeholders during events and the Moore Park Major Events Coordination Unit provides coordination and strategies for major events in the Moore Park Precinct. For Category A Events, being those that typically draw crowds above 25,000, the committee is able to arrange special traffic management arrangements and for all parking resources in the Moore Park Precinct are made available. This results in a total of 6,250 spaces.

Sydney Buses also operates Moore Park special event buses during major events in the Precinct and in some instances, special park-and-ride services also operate. Systems are in place to accommodate peak events and the proponent has noted that these will remain so. Neither the RTA nor the Ministry of Transport have raised concern with regard to the increase in the number of seats and the State Transit Authority have noted that a 4% increase in capacity is likely to have a minimal impact on public transport during these events.

The Department believes that providing additional car parking spaces would potentially increase the use of private cars and therefore increase traffic to the precinct during events which would not be desirable. The Department is therefore satisfied that the proposal for no additional public car parking is appropriate for the redevelopment of the MA Noble/Bradman stands.

### 5.10 Heritage

The development will have a direct impact on the SCG site as well as individual items of heritage significance in that the MA Noble stand will be all but demolished and the oval will be lengthened, both of these are considered as having high heritage significance in the draft CMP. However, neither of these are listed on the State Heritage Register. Each of these is assessed below.

The demolition of the Bradman stand, part of the groundsmen's workshops and the property offices and shed are not considered to result in a significant heritage impact on the SCG site.

A local resident expressed concern that the new stand will detract from the identity of the local area, however, the following extract from the summary statement of significance in the Draft CMP clearly identifies the SCG and the sporting events held there as being an important part of the history and identity of the area. It is therefore considered that improvements which ensure it remains a viable place for leisure and sporting activities essentially strengthen this identity and the heritage values of the area.

*'The Sydney Cricket Ground site has been part of a swathe of land in public ownership since it was proclaimed as Sydney Common in 1811 by Governor Lachlan Macquarie. The site has been an important focus for leisure and sporting activities for the people of Sydney since 1854...*

*...The SCG and SSG played a role in the building of Australia's colonial and national identity from self-rule through to Federation.'*

#### The SCG oval

The project proposes to extend the oval by up to three metres along the northern side, changing the proportions of the oval which have remained the same since the removal of the banked cycling track c1920. However, a similar extension has already occurred at the southern side. As this elongation ensures the safe and effective hosting of AFL matches and therefore the long-term viability for the grounds functionality, this change is considered acceptable.

#### MA Noble stand

In the Draft CMP, the MA Noble stand is identified as an item of high significance in terms of its fabric and form. However, it also states that it is noted for its technological advanced broadcast facilities and that a change to this, along with its spectator function, is considered to be less tolerable.

The HIS notes that it would be preferable to retain the MA Noble stand and incorporate it into the design of the proposed new stand. However, it acknowledges that this has been examined by the proponent and was found to be unfeasible as the oval could not be extended and the existing construction could not accommodate or support the new seating requirements. The HIS therefore considers that while the demolition of the MA Noble stand will have a significant heritage impact on the SCG in its fabric and form, its main functions to accommodate spectators and broadcasting will be retained. Furthermore, the western tower, considered to be the most prominent end of the MA Noble stand, will be retained and integrated into the new design. The HIS recommends archival recording prior to demolition, the salvaging of certain architectural elements for the SCG museum and interpretation of the heritage of the MA Noble Stand within the new development.

A further benefit of the new stand is the 'de-cluttering' of the area between the Members' Stand and the existing MA Noble Stand and the replaced with glass of the temporary panels cladding the western and southern faces of the retained western tower of the MA Noble stand. These measures will assist in reducing the ad hoc appearance in the area and will improve the setting of the Members' Stand and the views from the oval. It will also facilitate views of the roofscape of the Members' Stand from the glazed walls of the retained tower.

The Heritage Council and the City of Sydney acknowledge that the development will assist with the sites continued use as a cricket and football ground under contemporary needs and acknowledges that the recommendations in the HIS will reduce the impacts of the demolition to some extent.

The proponent has committed to implementing the recommendations listed in the HIS and to the protection of the retained portions of the MA Noble stand during works.

### **Members' and Ladies' stands**

While the Members' and Ladies' stands will not be physically altered as part of the development, the Members' stand and MA Noble stand are linked by a foot bridge on the second level and the increased height and bulk of the new stand will alter the visual setting of this part of the ground.

To mitigate the larger scale of new stand, the inner edge of the roof of the new stand is further back than the existing roof line and the new roof is set back from the eastern end of the Members' stand by approximately 15m which is considerably more than the existing roof. This, along with the 'de-cluttering' of the area between the Members' Stand and the MA Noble Stand as noted above, will help to negate the impact of the greater bulk of the new stand and enhance the setting of these two stands which have the most significant heritage items of the SCG.

### **Busby's Bore**

Busby's Bore is known to cross beneath Paddington Lane around 50m south of Moore Park Road and at a depth of approximately 12m. Given the distance from the proposed development combined with the depth of the bore has led the proponent to consider it is highly unlikely that proposed works will affect Busby's Bore considering that no substantial excavation is proposed along the Paddington Lane either side of the bore. Nonetheless, a condition requiring the proponent to obtain confirmation of the location of Busby's Bore from the Heritage Section of Sydney Water is recommended.

## **5.11 Ecological Sustainable Development**

The *Protection of the Environment Administration Act 1991* provides five accepted ESD principles:

- (a) decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (**the integration principle**);
- (b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (**the precautionary principle**);
- (c) the principle of inter-generational equity - that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (**the inter-generational principle**);
- (d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (**the biodiversity principle**); and
- (e) improved valuation, pricing and incentive mechanisms should be promoted (**the valuation principle**).

The Department has considered the project application in relation to the ESD principles and has made the following conclusions:

- **Integration Principle**

The proposal represents significant social, economic and equitable benefit as the new stand will provide considerable improvements to access and amenities when compared to the existing stands. This relates to members as well as the general public and provides a significant improvement to access, seating availability and facilities for disabled spectators. Therefore the proposal does not compromise nor hinder the opportunities of a particular stakeholder.

The replacement of older stands also provides an opportunity to greatly improve the long-term environmental efficiency of that section of the SCG. The SCSGT has been preparing Government Energy Management Policy (GEMP) reports since 2001 as required by government departments and statutory authorities. Consequently there is ongoing reporting of energy consumption of the SCG as a whole, which will include the new stand. As of 2002, water use figures have also been required and a dramatic change in town water use has already been recorded due to various initiatives that the SCG has implemented. The proposed development has provided opportunity to improve on the existing situation and the new stand includes the following water saving as well as water treating measures:

- All stormwater and roof water will be diverted to treatment pits and first-flush devices to ensure all impurities and pollutants are separated from the stormwater prior to discharge into the stormwater infrastructure.
- Rainwater will also be reused by collection into two 100m<sup>3</sup> tanks to provide water for flushing devices and irrigation of the ground.
- All new taps will have time restricting valves and all toilet fixtures will have the latest water economy cisterns and control equipment to reduce water usage.

With regards to energy use:

- All new taps will have temperature restricting valves.
- Full air conditioning will utilise the most efficient heat recovery technology and will be restricted to the Members', Trustees' and corporate areas. Passive devices, double glazing, wall and roof insulation and natural ventilating will assist with providing summer comfort without the use of energy.
- All areas will be fitted with energy efficient lighting and light control devices.

Further ESD measures to be introduced include a comprehensive Environmental Management Plan for each stage of the project, the recycling of building materials during the demolition process where possible, the use of water-based paints and sealants to reduce toxicity and the use of Australian native plantation timbers and veneers in corporate areas. The proposal to not include additional car parking spaces which will assist in promoting the use of public transport.

- **Precautionary Principle**

The proposal is for a new stand to replace an existing stand on approximately the same footprint. It does not involve the loss of any trees or open space and so has no impact on biodiversity. It does involve the demolition of the MA Noble stand which is considered to have significant heritage value, albeit it is not listed on the State Register. The Heritage Impact Study states that the heritage significance of the MA Noble relates partly to its fabric and form but that its function (as a spectators stand) has greater significance and that this is being retained and indeed improved. The HIS makes several recommendations which will ensure the heritage significance of the MA Noble stand will be preserved both in form and function. The proponent has committed to implementing these recommendations. The findings and recommendations of the HIS have not revealed any uncertainty in relation to the heritage aspects of the development nor a need to adopt the precautionary principle. The Heritage Council of NSW is supportive of the proposal.

- **Inter-generational Principle**

It is considered that the redevelopment of the MA Noble and Bradman stands will provide a new stand superior in form, amenities and environmental impact. This will help realise the long-term financial viability of the SCG and therefore the availability of the ground for sporting and leisure activities for future generations while reducing its environmental impacts.

- **Biodiversity Principle**

The proposal does not involve the loss of any trees or open space and so is not considered to directly impact biological diversity or ecological integrity. The proponent's commitment to ESD including energy efficient features, water reuse and demand management, recycling and waste management will assist in reducing the environmental impact of the development.

- **Valuation Principle**

The new stand will be generally constructed on the footprint of the existing stand and will therefore not result in the loss of tree open space. Various features are being included in the new stand which will mitigate and potentially improve the environmental performance of the new stand. The cost of installing and implementing these features is included in the total project cost and is considered the best way of placing a value on the environmental impacts of the development.

## 5.12 Contamination and Remediation

The proponent is not aware of any in-ground contamination within the development zone or any history of activities to indicate the likelihood of contamination. Nonetheless, the proponent has committed to undertaking a Hazardous Materials Assessment on all structure and soil material and for any hazardous materials identified to be disposed of in accordance with statutory and EPA requirements and guidelines prior to the commencement of demolition and excavation.

The Department is satisfied that the commitment by the proponent adequately addresses the issue of potential contamination and remediation needs.

## 5.13 Construction impacts

Construction impacts such as dust, noise, vibration and safety need to be well managed especially in relation to the overhang and the activities undertaken by Fox Studios. A Construction Traffic Management has been requested by the RTA for all demolition and construction activities.

The issue primarily stems from the sensitive nature of the film and television related operations being carried out in close proximity to the development site and the potential impacts from noise, dust and vibration that may occur during the excavation, demolition and construction works on film and television shoots that are planned by Fox Studios and the specialist professional media operators within the precinct, the majority of which rely upon minimal noise and disturbance and use of highly sensitive machinery and devices. Safety is also a concern to Fox Studios in relation to the construction of the overhang as well as construction traffic which will at times enter and exit from the Fox Studios site.

Several conditions were placed onto the approval for the Victor Trumper stand specifically to manage the impacts on Fox Studio users. These included a Construction Management Plan (CMP) which, along with standard inclusions, detailed comprehensive noise and vibration monitoring and action plans. It also included weekly meetings between the proponent, contractors and Fox Studios. Following discussions with both the proponent and Fox Studios, it is evident that a very effective relationship between the proponent and Fox Studios has emerged which has seen the smooth completion of the Victor Trumper stand to the satisfaction of both parties. The CMP also identifies several 'lessons learnt' from the construction of Stage 1 which will now be included into the Stage 2 project.

Fox Studios has noted that while its concerns are somewhat greater due to the proximity to Sound Stage 1 of the present proposal, it is satisfied that as long as the same conditions of approval are included, that the proposed activities will be suitably managed.

As with Stage 1, the proponent has committed to undertaking all demolition, excavation and construction work in accordance with the Construction Management Plan to mitigate the environmental impacts of each stage of the project. These include:

- Noise and vibration;
- Dust and other air quality impacts;
- Erosion and Sediment Control
- Construction traffic including access onto Fox Studios;
- Hazardous materials; and
- Waste water,

Other management activities detailed in the CMP include the establishment of the following:

- Work safety plan;
- Service diversion;
- Meetings and communications;
- Complaints register; and
- Advertisement of activities

The CMP will also include an Environmental Management Plan (EMP) consisting of a Construction Environmental Management Plan (CEMP) and an Operational Environmental Management Plan (OEMP).

The Statement of Commitment also includes more detailed commitments relating to demolition, excavation and construction management as well as noise and vibration impacts, stormwater management, dust management, waste and wastewater management and access and traffic management as requested by the RTA

The construction of the Victor Trumper stand has demonstrated the successful implementation of the Construction Management Plan and the ongoing and open communication with Fox Studios. However, regardless of the successful management of activities associated with Stage 1 and the commitments made by the proponent, the Department recommends that similar conditions be placed on the current project to ensure the redevelopment of the MA Noble/Bradman stand will have a minimal impact on the operations of Fox Studios as well as the surrounding road network.

#### **5.14 Public Interest**

The proposal involves the addition of a new grandstand that will increase seating by approximately 2,100. As part of this increase in patron numbers, the proposal involves a minor reduction in public allocated seating and a minor increase in members seating. However, as membership seating is available to the general public who obtain membership of the SCG for a fee, the members seating is still available to the general public. In addition, all seating within the recently opened Victor Trumper stand, which also included an increase in seat numbers, is publicly allocated seating.

The proposed new grand stand and the redesign of the Dally Messenger stand will also provide the public with greatly improved safety, access and facilities as well as viewing and seating quality in a modern, more enclosed 'stadium' style environment, enhancing the experience of the spectator.

The proposal is considered to adequately serve the public interest by providing an improved grand stand for the public to view sporting and recreational events.

## **6 CONCLUSION**

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The Department has assessed the Environmental Assessment and Preferred Project Report. The key issues raised in submissions included traffic and parking, impact on heritage items, height, impact of the encroachment on Fox Studios and construction impacts.

The Department has considered these and other relevant issues and recommends a number of conditions of approval to ensure that all environmental impacts are minimised or managed to an acceptable level.

On these grounds, the Department considers the site to be suitable for the proposed development and that the proposal is in the public interest. Consequently, the Department recommends that the proposal be approved, subject to conditions.



## 7 RECOMMENDATION

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It is recommended that the Minister:

- (A) consider the findings and recommendations of this report;
- (B) approve the proposal under section 75J(1) of the NSW *Environmental Planning and Assessment Act, 1979*, subject to conditions, and sign the Determination of the Major Project (**tag A**).

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## **APPENDIX A. CONDITIONS OF APPROVAL**

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## **APPENDIX B. ENVIRONMENTAL ASSESSMENT**

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## **APPENDIX C. PREFERRED PROJECT REPORT**

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## **APPENDIX D. SUMMARY OF SUBMISSIONS**

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## **APPENDIX E. STATEMENT OF COMMITMENTS**

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