



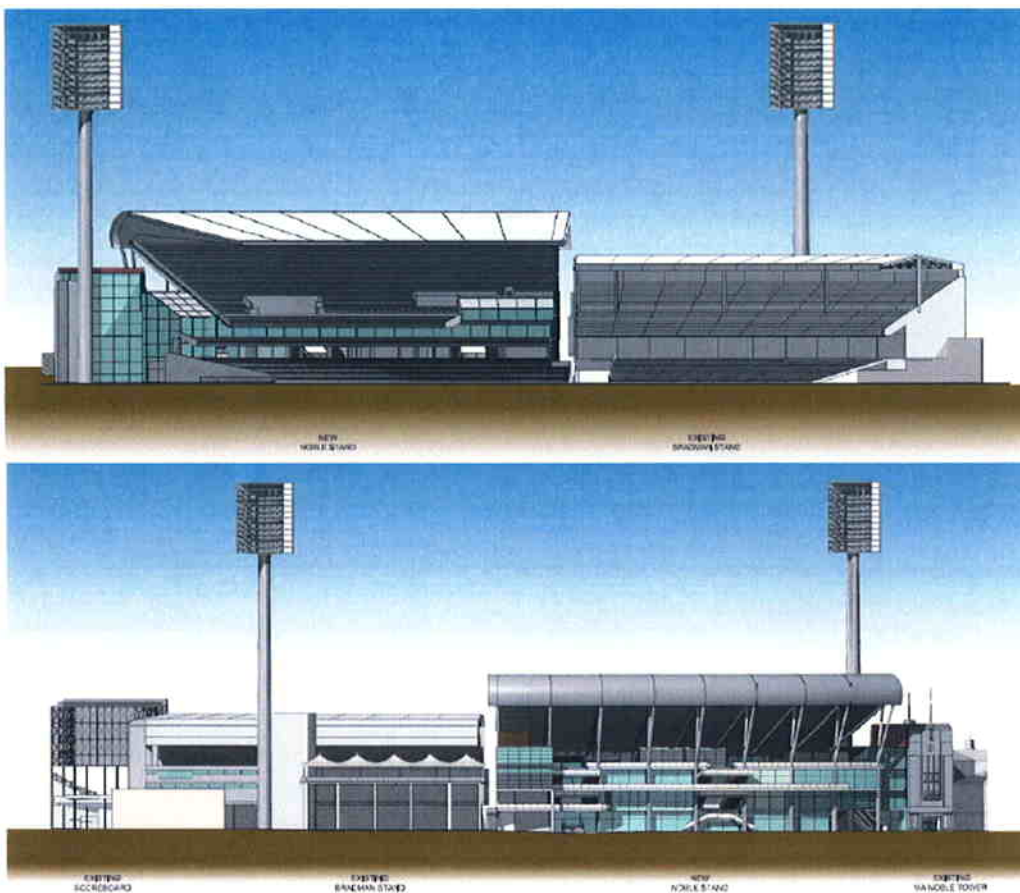
***Noble Bradman Redevelopment,
Sydney Cricket Ground.***

***Proposed by Sydney Cricket and Sports
Ground Trust.***

Modification MP08_0103 MOD 1

Modification of Minister's Approval
Section 75W of the
Environmental Planning and Assessment Act 1979

August 2009



The Noble and Bradman Stands following the completion of Stage 2A.

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1. Section 75W Modification Application

This is a report on an application seeking to modify the Project Approval for the demolition of the MA Noble Stand, the Bradman Stand and the upper section of the Dally Messenger Stand and the construction of a new grandstand and associated facilities at the Sydney Cricket Ground, known as the 'Stage 2 Redevelopment of the Sydney Cricket Ground'. The site is within the City of Sydney Local Government Area.

1.1 Major Project Application

Project Application MP08_0103 was approved on 8 April 2009 and comprised the following:

- Demolition and removal of the existing Noble stand (except for the western tower), the Bradman stand the upper tier of the Dally Messenger stand and all other miscellaneous structures in the development zone including turnstiles, properties office, car ports and sheds;
- Construction of a new stand generally on the footprint of the Noble and Bradman stands with the provision of seating for approximately 13,360 spectators along with associated facilities such as corporate suites, Trustees suited, members dining room, food and beverage outlets, patron amenities and media/broadcast facilities;
- Construction of a corner projection above adjoining land occupied by Fox Studios Australia Pty Ltd and owned by the Centennial Park and Moore Park Trust;
- Carrying out of associated grandstand construction activities on adjoining owners land owned by the Centennial Park and Moore Park Trust;
- Creation of a dedicated service road to the outside perimeter of the new stand with primary access from Moore Park Road via Paddington Lane. Secondary access provided from Driver Avenue to include high planted screening devices along the southern end of the tennis courts;
- Lengthening of the playing field by approximately three metres at its northern end; and
- Relocation of existing floodlighting tower (No. 1) 20 metres to the north of its current position.

A copy of the original consent is at **TAG B**.

1.2 Proposed Modification

On 10 July 2009, BBC Consulting Planners on behalf of the Sydney Cricket and Sports Ground Trust (the Proponent) lodged an application to modify the Part 3A project approval pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) (**TAG C**).

The Proponent proposes to include the option of a staged construction of the project where the first stage, Stage 2A, would include the area shown in Figure 1. This modification is to enable construction to be coordinated with major sporting events and is needed to amend certain conditions to specifically reflect staging.

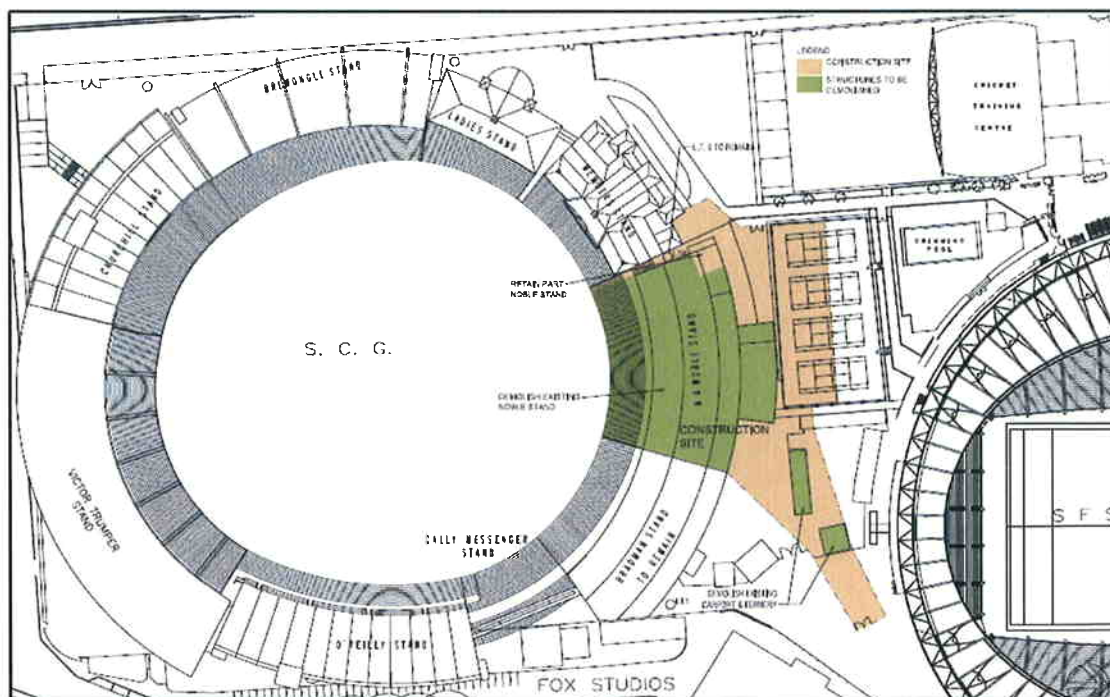


Figure 1: Development zone for Stage 2A

Stage 2A of the project would involve:

- Demolition and removal of the existing Noble Stand (except for the western tower);
- Construction of a new stand, generally as per the approved plans, comprising of 10 bays of the total 18 bays in the completed Stage 2 Redevelopment;
- Creation of a dedicated service road to the outside perimeter of the new Noble Stand with primary access from Moore Park Road via Paddington Lane. Secondary access from Driver Avenue and planted screening devices along the southern end of the tennis courts;
- Lengthening of the playing field by approximately three metres at its northern end.

The Bradman Stand and Light Tower 1, Paddington Lane turnstiles, adjacent buildings and compound and the tractor chute will remain during Stage 2A.

Additional development proposed under the modification includes:

- Temporary structures to the east elevation of the new stand including aluminium composite panels and glazing;
- Temporary structures to the west elevation of the existing Bradman Stand including a new metal fascia to the roof, construction of new balustrade along the edge of the grandstand seating and localised areas of infill CFC panelling;
- Temporary changes to the internal layout as a result of Stage 2A would include the reduction in size of the new media and broadcast facilities and the ground floor main kitchen, as well as a reduction in the capacity of the member's dining room. The ground maintenance facilities located in the existing Noble Stand would be temporarily relocated to the basement of the Victor Trumper Stand.

Conditions

The Proponent has proposed that the amendments require modifications to Condition A1 (Development Description), Condition A2 (Plans and Documentation) and Condition B6 (Construction Management) of the current Conditions of Approval.

The Proponent has also requested an amendment to Condition D4 (Emergency Egress Management Plan) to remove the need for consultation with Fox Studios Australia and Centennial Park and Moore Park Trust as all egress routes for Stage 2 and Stage 2A are within SCG grounds.

As Stage 2A would result in the construction and use of the new stand for an unspecified time prior to the construction and use of the fully completed stand, the Department also recommends modifications to Condition A6 (Grandstand Safety), Condition D4 (Emergency Egress Management Plan) and Condition AN11 (Compliance with Conditions) to ensure that these conditions are met for each stage of the development.

2. STATUTORY CONTEXT

2.1 MODIFICATION OF A MINISTER'S APPROVAL

The modification application has been lodged with the Director General pursuant to s75W of the EP&A Act. Section 75W provides for the modification of a Minister's approval including "revoking or varying a condition of the approval or imposing an additional condition of the approval".

2.2 ENVIRONMENTAL ASSESSMENT REQUIREMENTS (DGR'S)

It is considered unnecessary to notify the Proponent of environmental assessment requirements pursuant to s75W(3) of the EP&A Act with respect to the proposed modification, as sufficient information has been provided to the Department to consider the application and the issues presented remain consistent with the key assessment requirements addressed in the original DGR's.

2.3 CONSULTATION AND EXHIBITION

Under 75W of the EP&A Act, a request for a modification of an approval does not require public exhibition. However, under s75X(2) (f) of the EP&A Act, the Director General is to make publicly available requests for modifications of approvals given by the Minister. In accordance with clause 8G of the *Environmental Planning and Assessment Regulation 2000*, the request for the modification was placed on the Department's website.

3. CONSIDERATION OF PROPOSED MODIFICATION

The proposed modification does not involve any changes to the extent of demolition or the final height, design, finish or function of the approved project. As the Noble and Bradman Stands are separate stands constructed at different times, it is possible to demolish one while retaining the other. While temporary walls will need to be erected between the new Noble Stand and old Bradman Stand as part of Stage 2A, this work will have minimal additional traffic or construction impacts in relation to the approved works.

All works associated with Stage 2A are within the SCG grounds and will have no direct impact on the Fox Studios site in terms of access needs or overhead works. Furthermore, all demolition and construction will be managed as per the original approval including noise and vibration monitoring and regular update meetings to ensure that construction impacts will have minimal impact on the day to day activities undertaken within the Fox Studio site.

All works adjacent to the Heritage Listed Ladies Stand will be as per approved plans. Staging the construction of new stand will therefore not have any additional impact on heritage items.

The completion of Stage 2A will result in an increase of 500 seats in the new stand. However, there will also be a loss of 140 from the Bradman and Messenger Stands associated with the lengthening of the field. The resultant net increase of approximately 360 seats is within the 13,360 total number of seats approved for the completed development.

A number of conditions have been recommended for modification by the Department to manage the construction impacts of the proposal and to ensure that appropriate conditions are met at the completion of each stage.

On these grounds, the Department is satisfied that there are no significant impacts arising from the staged construction of the new stand and considers that the proposed modification should be approved.

4. RECOMMENDATION

It is recommended that the Executive Director, as delegate of the Minister for Planning:

- (a) **Consider** the findings and recommendations of this report; and
- (b) **Approve** the modification, subject to conditions, under section 75W of the *Environmental Planning and Assessment Act, 1979*; and
- (c) **Sign** the attached Instrument of Modification Approval (**TAG A**).

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