



**SCG STAGE 2 - NOBLE / BRADMAN STAND REDEVELOPMENT**  
**SYDNEY CRICKET GROUND, MOORE PARK**



Prepared for  
Sydney Cricket and Sports Ground Trust

**PART 3A MAJOR PROJECT**

By **BBC Consulting Planners**  
Job No. 07224A - Modification Report Final A3 070709.doc - July 2009

**REQUEST FOR MODIFICATION OF MINISTER'S APPROVAL**



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## 1. INTRODUCTION

Major Project 08\_0103, comprising the redevelopment of the Noble / Bradman Stand at the Sydney Cricket Ground, Moore Park, was approved by the Minister for Planning on 8 April 2009. The approved development comprises:

- (1) 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;*
- (2) 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;*
- (3) 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;*
- (4) Carrying out of associated grandstand construction activities on adjoining owners land owned by the Centennial Park and Moore Park Trust;*
- (5) 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;*
- (6) Lengthening of the playing field by approximately three metres at its northern end; and*
- (7) Relocation of existing floodlighting tower (No. 1) 20 metres to the north of its current position.*

The Sydney Cricket and Sports Ground Trust (“the Proponent”) now seeks the Minister’s approval to an application to modify the project approval to allow the staged construction of the project to enable construction to be co-ordinated with major sporting events.

As the project involves replacement of two existing grandstands, the Noble and the Bradman, it is entirely feasible to demolish one whilst retaining, for a temporary/interim period, the other. Therefore, the Proponent wishes to have the flexibility to construct the project in stages, if required, to suit the timing of the major sporting events and funding being obtained. This would enable the Proponent to demolish the Noble Stand and construct in its place the western part of the approved replacement stand (ie. the western part of the Stage 2 project, hereafter referred to as “Stage 2A”). Subject to funding, a possible scenario is that Stage 2A would be completed before January 2011. After the 2010-2011 cricket season is complete, the Proponent would then undertake Stage 2B, comprising the demolition of the Bradman Stand and completion of the approved project. Alternatively Stage 2A could commence after the 2011 Ashes.

Staged construction requires minor design changes to allow the construction and occupation of Stage 2A of the project and changes to a number of conditions of approval to allow staged construction certificates and occupation certificates to be issued for that stage.

The design modifications are identified on the set of modified plans provided in Appendix 1. These plans identify the extent of the Stage 2A works.

The proposed modifications have no significant adverse environmental impacts. The Stage 2A works are located totally within the boundary of the Sydney Cricket Ground and do not involve adjoining land containing Fox Studios being land owned by Centennial Park and Moore Park Trust.

The proposed design modifications are described in Section 2 of this report. The proposed modifications, in the opinion of the Proponent, do not require the Director-General of the Department of Planning to give notification of any environmental assessment requirements with respect to the proposed modifications with which the Proponent must comply, before the matter is considered by the Minister or her delegate. In this regard, the project when completed will be the same development as the approved project.

## 2. DESCRIPTION OF PROPOSED MODIFICATIONS

### 2.1 Overview

Provided below is a description of the staged construction program and the works involved in each stage.

Stage 2A of the construction program would involve:

- (1) Demolition and removal of the existing Noble Stand (except for the western tower);*
- (2) Construction of a new stand generally on the footprint of the Noble Stand with the provision of seating for approximately 6,670 spectators along with associated facilities such as members bar and dining room, food and beverage outlets, patron amenities and media/broadcast facilities;*
- (3) 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 provided from Driver Avenue to include high planted screening devices along the southern end of the tennis courts; and*
- (4) Lengthening of the playing field by approximately three metres at its northern end where appropriate.*

### 2.2 Proposed Stage 2A

Drawings of the proposed Stage 2A works are contained in Appendix 1.

The new Noble Stand will comprise 10 structural bays of the total 18 bays in the completed Stage 2 development. The design of these 10 bays remains generally as per the approved plans including the retention of the existing Noble west end clock tower.

The existing Bradman Stand and Paddington Lane turnstiles, adjacent buildings and compound will remain during Stage 2A.

There will be no overhang of any structure over the Fox studios boundary as part of Stage 2A.

The total seating capacity of the new Noble Stand will be approximately 6,700 compared to about 6,200 in the existing Noble Stand (Additional 500 seats). The seating capacity of the Bradman & Messenger Stands would be reduced by 140 seats from the existing 5,000 seats associated with the lengthening of the playing field by approximately three metres at its northern end adjacent to the stands. Thus the net increase in seats as part of Stage 2A is approximately 360.

The works include landscaping to the existing tennis courts and the construction of a new retaining wall adjacent to the service road.

Other aspects of Stage 2A are:

1. The area of new media and broadcast facilities will be reduced;
2. Light tower 1 will remain in its current position behind the Bradman Stand;
3. The existing tractor chute providing field access will remain in its current location;
4. No new corporate facilities will be constructed on level 2;
5. The members dining room will be reduced in capacity to 470;
6. The ground floor main kitchen will be reduced in area; and
7. The existing ground maintenance facilities located in the Noble Stand will be temporarily relocated in the basement of the Victor Trumper Stand.

The staging of the project will not have a significant impact on the planning or design of the final approved Stage 2 development.

### 2.3 Construction Management

Implications of the staged construction of the facility are addressed in the addendum to the Construction Management Plan contained in Appendix 2.

### 2.4 Changes to Conditions of Approval

To give effect to the modification, the following changes to the conditions of consent are proposed.

#### 2.4.1 Condition A1

Add, at the end of this condition, the following words:

*The development may be constructed and occupied in stages.*

Application is also sought to correct a typographical error in the table to Condition A1 change the reference to the architect from Cox **Richardson + Marks Pty Ltd** to Cox **Robertson + Marks Pty Ltd**.

#### 2.4.2 Condition A2(A)

Insert after condition A2, the following condition

*A2(A) Development in Accordance with Plans and Documentation for Stage 2A*

*In the event that the development is constructed in stages, the first stage, referred to as Stage 2A, shall be generally in accordance with the following plans and documentation and recommendations made therein:*

*SCG Stage 2 Noble / Bradman redevelopment Part 3A Major Project Environmental Assessment Report Volume 1 – Report and A4 Appendices and Volume 2 – A3 Appendices Prepared for the Sydney Cricket and Sports Ground Trust by BBC Consulting Planners Job No. 07224 – EA Report Final dated September 2008 **where relevant to Stage 2A works.***

*SCG Stage 2 Noble / Bradman redevelopment Part 3A Major Project Preferred Project Report Prepared for the Sydney Cricket and Sports Ground Trust by BBC Consulting Planners Job No. 07224 – PPR Report Final dated December 2008 **where relevant to Stage 2A works***

SCG Stage 2 Noble / Bradman Stand Redevelopment Part 3A Major Project Request for Modification of Minister's Approval Prepared for the Sydney Cricket and Sports Ground Trust by BBC Consulting Planners dated July 2009 submitted with an application to modify the approval MP08\_0103 (Mod 1).

<b>Architectural (or Design) Drawings prepared by Cox Robertson + Marks Pty Ltd</b>		
<b>Drawing No.</b>	<b>Name of Plan</b>	<b>Date</b>
P-01A	Site Location Plan	01.07.2009
DP-01A	Demolition Plan	01.07.2009
P-02A	Ground Floor Plan	01.07.2009
P-03A	Level 1 Plan	01.07.2009
P-04A	Level 2 Plan	01.07.2009
P-05A	Level 3 Plan	01.07.2009
P-06A	Level 4 Plan	01.07.2009
P-07A	Roof Plan	01.07.2009
P-08A	North Elevation	01.07.2009
P-09A	South Elevation	01.07.2009
P-10A	Section A-A	01.07.2009
P-11A	Section C-C	01.07.2009
P-12A	Section E-E	01.07.2009
P-13A	Section H-H	01.07.2009
P-14A	Section J-J	01.07.2009

If the project is constructed in stages the following conditions apply to the extent relevant to each stage.

### 2.4.3 Condition B6

Changes to construction program if required such as revised CMP

#### ***B6 Excavation, Demolition and Construction Impacts***

*Conditions A2 and A2(A), Schedule 2 requires the development to be undertaken generally in accordance with the submitted plans and documentation including the submitted Construction Management Plan prepared by McLachlan Lister Pty Ltd August 2008 and the **Construction Management Plan Addendum 1 prepared by McLachlan Lister Pty Limited dated 3 July 2009.***

*Additional Construction Management Plans shall be submitted to and approved by the Principal Certifying Authority prior to commencement of those related works on the site.*

*Nothing within this condition precludes the preparation and submission of individual Construction Management Plans for any development action within any phase of the redevelopment.*

*The Construction Management Plans shall be prepared in consultation where appropriate with Centennial Park and Moore Park Trust, Fox Studios, the Roads and Traffic Authority and other key stakeholders.*

### **3. CONCLUSION**

The modifications to the approved Major Project are identified on the set of plans provided in Appendix 1 and are described in this report.

No significant environmental impacts arise out of the proposed modifications.

The modifications do not raise any significant issues, and do not warrant the issuing by the Director-General of additional environmental assessment requirements.

Staged construction of the approved project will commence with the Stage 2A works which are located totally within the boundary of the Sydney Cricket Ground and do not involve adjoining land containing Fox Studios being land owned by Centennial Park and Moore Park Trust.

Approval of the proposed modifications will enable the Proponent to stage construction to minimise disruption to major sporting events of State and national significance such as the Ashes Cricket Series, resulting in a development program with less impacts on sporting events and a better development overall.

## **APPENDICES**

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## **APPENDIX 1**

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### **Modified Plans**



## **APPENDIX 2**

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**Construction Management Plan Addendum 1: Stage 2A Noble Grandstand Only prepared by McLachlan Lister Pty Limited**