



***MODIFICATION REQUEST:  
Noble Bradman Messenger Stands  
Redevelopment,  
Driver Avenue,  
Sydney Cricket Ground***

***MP08\_0103 MOD 2***

**Revised replacement grand stand  
scheme and various associated works.**



Director General's  
Environmental Assessment Report  
Section 75W of the  
Environmental Planning and Assessment  
Act, 1979

April 2012

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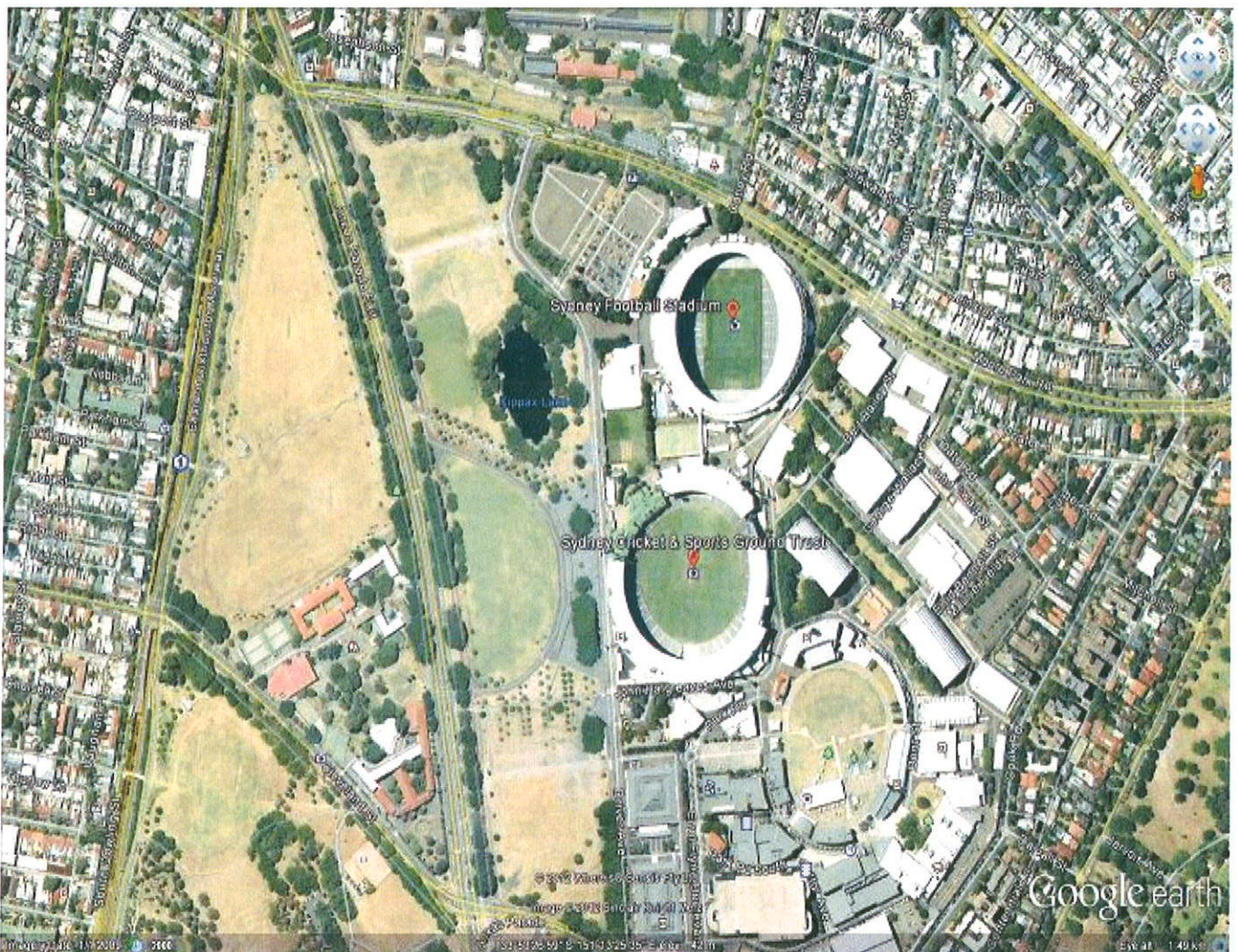
## 1. BACKGROUND

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'.

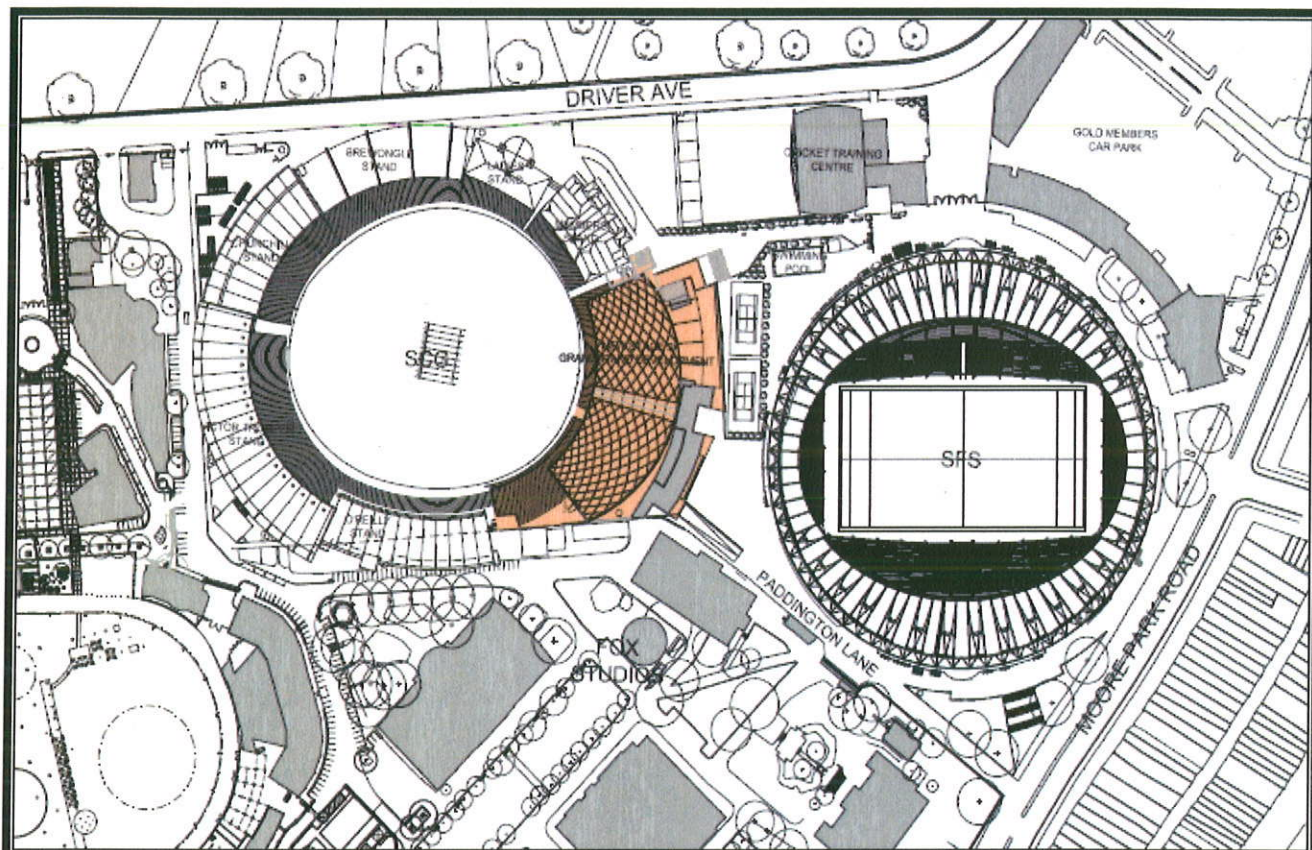
### 1.1 The Site

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. The Fox Studios complex is located along the eastern and southern boundaries of the SCG site (**Figure 1**).

The site is located in the grounds of the Sydney Cricket Ground and the modification proposal involves the demolition of the original Nobel, Bradman and Dally Messenger Stands in order to accommodate the proposed stand. The works are proposed along the northern portion of the existing Sydney Cricket Ground (SCG) some 50 metres to the south of the Sydney Football Stadium (SFS). The site is within the City of Sydney Local Government Area (LGA). The site is shown in **Figures 1** and **2** below.



**Figure 1: The site and locality (Source: GoogleEarth 2012)**



**Figure 2: The site and adjoining developments within the Sydney Cricket Ground Precinct (Source: EA for MP08\_0103-Mod2)**

## 1.2 Major Project Approval

Project Application MP08\_0103 was approved by the then Minister for Planning 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 suites, 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.

The approved development is shown in **Figure 3**.



Figure 3: Northern view of approved Stand from playing field (Source EA MP08\_0103)

### 1.3 Modification

Modification 1 to MP08\_0103 was approved by the Executive Director, Major Projects Assessment, as delegate for the Minister for Planning on 31 August 2009 and comprised modification of the original proposal in the following manner:

- total internal floorspace increased to approximately 18,650m<sup>2</sup> (representing an increase of 4,350m<sup>2</sup> or 30% above that approved in the original proposal, being approximately 14,300m<sup>2</sup>);
- 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.
- temporary structures on east elevation of new stand including aluminium composite panels and glazing;
- erection of 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; and
- temporary changes to the internal layout as a result of Stage 2A including 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.

## 2. PROPOSED MODIFICATION

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On 30 September, 2011, 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).

The proposed modification involves an increase in the building footprint of the new stand to the north and internal modifications to respond to current marketing demands for such facilities, entailing the following:

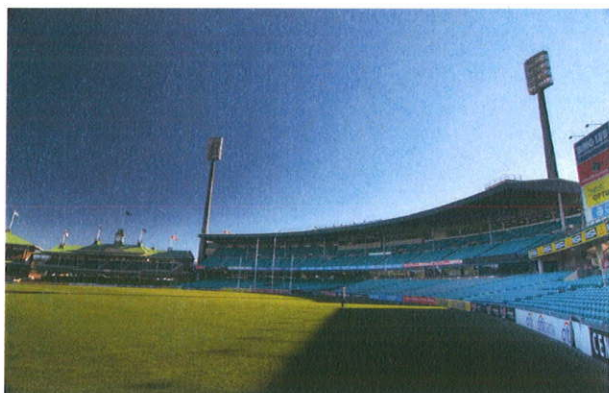
- ground floor extended to the north by approximately 20 metres, encroaching over existing tennis courts, to accommodate new service areas, additional 320m<sup>2</sup> of Members facilities, provision of a link through to members pavilion to west and relocation of Light Tower 6;
- full demolition of the Dally Messenger stand (originally the ground level and electronic scoreboard, partially constructed on FOX Studio land, were to be retained whereas the subject proposal will demolish all structures and relocate the Scoreboard to within SCG land);
- total internal floorspace of approximately 25,980m<sup>2</sup> representing an increase of 7,330m<sup>2</sup>;
- internal modifications entailing the following:
  - level one extension of floor area to the north over ground level additions and various internal layout alterations, including reduction in seating at Members and public concourse;
  - new level one mezzanine providing toilets and staff service areas and 725m<sup>2</sup> of floorspace for the Members Area;
  - level two has been raised 2.83 metres to accommodate increased seating for 2091 persons, a new food court and improved circulation areas and services;
  - new level two mezzanine providing for media accommodation, Trustee's and Corporate Suites;
  - level three is raised 3.05 metres and accommodates 574 seats, new media area and accommodates increased garden terrace area and service/plant room areas; and
  - level four seating reduced from 5,750 to 3,248 and a new garden terrace area introduced for members use (note: total seats proposed remain the same at 13,360 for the complex as originally approved);
- roof height has been raised from RL68.96 to RL74.26, being an increase of 5.30 metres, however it has been positioned closer to the playing field and further away from neighbouring land;
- Noble Stand Clock Tower lifts are proposed to be removed and replaced with stairs;
- Existing tennis courts are to be realigned and reduced from 4 to 2 and the landscaped strip around the courts shall be removed; and
- an approved encroachment of original stand over the FOX Studios land is no longer proposed.

In addition to the above works, the modification also identifies a multi-level connection between the new stand and the members pavilion. This connection between the stands was approved as part of the original application in 2008, although originally proposed only at the second level, but the manner in which the connection is formed and the appearance of the pedestrian bridge are conceptual only and would be subject to NSW Heritage Council approval when a design is finalised. These works would only be required as a new Modification Application where the works vary from the form proposed in the current application.

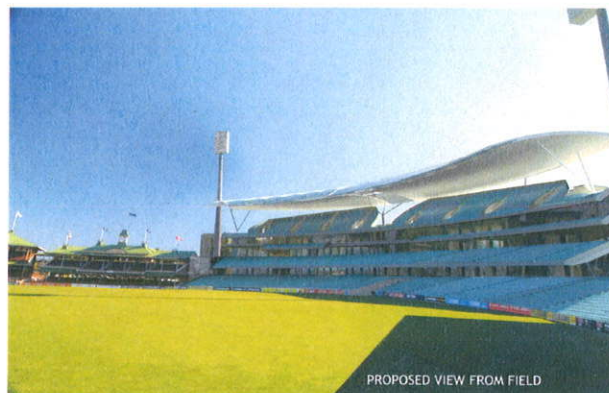
The modified development is depicted in the photo-montages at **Figures 4 & 6**.



**Figure 4 : Photo Montage illustrating relationship between proposed works and Sydney Football Stadium. (Source: EA MP08\_0103-Mod2)**



**Figure 5 : Existing view Stands from Playing Field (Source: EA MP08\_0103-Mod2)**



**Figure 6 : Proposed View from Playing Field**

### 3. STATUTORY CONTEXT

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#### 3.1 Continuing Operation of Part 3A to Modify Approvals

In accordance with clause 3 of Schedule 6A of the EP&A Act Section 75W of the Act, as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to modifications of the development consents referred to in clause 8J(8) of the Environmental Planning & Assessment Regulation 2000. The proposal was approved under the repealed Major Project provisions of the EP&A Act and thus the proposed modification remains subject to the same provisions as part of this assessment

Consequently, this report has been prepared in accordance with the requirements of Part 3A and any associated regulations, and the Minister (or his delegate) may determine the request to modify the project approval under section 75W of the EP&A Act.

#### 3.2 Modification of the Minister's Approval

The Modification Application has been lodged with the Director General pursuant to Section 75W 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."*

The Minister's approval of a modification is not required if the project as modified will be consistent with the existing approval. However, in this instance, the proposal seeks to modify terms of approval imposed on the Project Approval, and therefore, approval to modify the application is required.

#### 3.3 Environmental Assessment Requirements (DGRs)

It is considered unnecessary to notify the Proponent of environmental assessment requirements pursuant to Section 75W(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 potential issues remain consistent with the key assessment requirements addressed in the original DGR's.

#### 3.4 Delegated Authority

On 14 September 2011 the Minister for Planning and Infrastructure delegated his power and functions under Section 75W of the EP&A Act to the Executive Director's within the Major Projects Assessment division in cases where:

- the council has not made an objection; and
- there are less than 25 public submissions objecting to the proposal; and
- a political disclosure statement has not been made in relation to the application.

There have been no submissions received from the public and City of Sydney Council has not made a submission on the proposal. Verbal discussions with Council Officers indicate that Council raises no issues with the subject development. There has also been no political disclosure statement made for this application or for any previous related applications.

Accordingly the application is able to be determined by the Acting Executive Director, Major Projects Assessment, under delegation.

## 4. CONSULTATION AND SUBMISSIONS

Under Section 75X(2) (f) of the EP&A Act, the Director General is to make publicly available requests for modifications of approvals given by the Minister.

The Department considered that it was appropriate to publicly notify the proposal as the modification resulted in the raising of the roof level and increases in the building footprint. On this basis certain government agencies, City of Sydney Council, Roads & Maritime Services, Heritage Council of NSW, Fox Studios and Centennial Parklands Trust, and nearby land owners were notified and provided 14 days to make a submission. 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. In response to this notification no public submissions were received and three submissions were received from agencies, the submissions are at **Appendix B**, and are discussed below.

### 4.1 Roads & Maritime Services (RMS)

RMS raised no objection to the proposal subject to consideration of the following matters:

1. *The proposed development will generate additional pedestrian movements in the area. Consideration should be given to ensuring pedestrian safety.*
2. *A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to DP&I for approval, prior to the issue of a construction certificate.*

Conditions A6, A7, B6, B6.1, B6.2, C10 and D2 imposed on the original project approval address these issues.

### 4.2 Heritage Council of NSW

The Heritage Branch of the Office of Environment and Heritage responded, as delegate of the Heritage Council, by raising no objection to the proposal, however, they recommended consideration of additional conditions and modifications to the approved Statement of Commitments. The heritage values of the existing stands on the land are discussed further at section 5.2 of this Report. The Heritage Branch's comments and the Department's considerations are outlined in **Table 1** below:

The Department has considered the Heritage Council's comments and addressed the issues through the recommended conditions of approval, where appropriate. The Department's consideration is outlined in **Table 1** below.

**TABLE 1 : Heritage Council comments and Department's Consideration:**

Heritage Council Comments	Department Consideration and Actions
<b>General Conditions</b>	
Future detailing of the Member stand link should be referred to the Heritage Council of NSW for comment;	Agreed that this issue requires further consultation as design progresses. Proponent accepts. Condition B13(b)(ii) to be added.
Archival recording of heritage items should be undertaken at the site prior to the commencement of works. The MA Noble should be archivally recorded both prior to and during demolition. The archival records should be prepared using the Heritage Council's guidelines for archival recording;	Agreed that such recording is warranted. Proponent accepts. Condition B9 to be amended to include requirement for archiving both prior to and during demolition.