

<p>The interpretation plan for the site should be referred to the Heritage Council for comment;</p>	<p>Agreed as warranted. Proponent accepts. Condition B13(c) to be added.</p>
<p>The Heritage Council is to provide comment in the final design phases on the articulation, materials and colour of the new stand to ensure that they are sympathetic to adjacent heritage items;</p>	<p>Agreed that this issue requires further consultation as design progresses. Proponent accepts. Condition B13(b)(i) to be added.</p>
<p>The Heritage Council is to provide comment on detailed landscaping plans for alterations adjacent to the Western Tower, Member Stand and Members Garden and on the design for the Walk of Honour to ensure the alterations are sympathetic to heritage items;</p>	<p>Agreed that this issue requires further consultation as design progresses. Proponent accepts. Condition B13(b)(iii) to be added.</p>
<p>An Archaeological Research Design and Methodology must be prepared in accordance with Heritage Council guidelines and referred to the Heritage Council for comment;</p>	<p>Agreed as warranted. Proponent accepts. Condition B14 to be added.</p>
<p>All construction contractors, subcontractors and personnel are to be inducted and informed by the nominated heritage consultant prior to the commencement of work on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council;</p>	<p>Agreed as warranted. Proponent accepts. Condition C15(c) to be added.</p>
<p>The mitigation measures detailed in the Heritage Impact Assessment prepared by Godden Mackay Logan must be implemented;</p>	<p>Agreed as warranted. Proponent accepts. Condition B13(a) to be added.</p>
<p><b>Statement of Commitments</b></p>	
<p>Point A of 8.6.1 should be amended to: "Archival recording will be undertaken at the site prior to and during the demolition works. The Noble stand and interior of the Western Tower will be archivally recorded both prior to and during the demolition works. The archival records will be prepared using the Heritage Branch, Department of Premier and Cabinet guidelines for archival recording. A copy of the archival recording will be provided to the Heritage Branch. Heritage Council endorsement will be sought to carry out a lesser level of recording for other elements of the site prior to their demolition;</p>	<p>This matter is satisfactorily addressed through the modified Condition B9 which deals with archival recordings generally on the site. Hence, amendment of the Statement of Commitments is not required as the issue is satisfactorily dealt with through conditions and the Heritage Impact Assessment (HIA) by Godden Mackay Logan. Condition B9 to be amended to include requirement for the interior of the western tower to be archivally recorded.</p>
<p>Point B of 8.6.1 should be amended to: "Demolition of the Noble stand will be undertaken in consultation with a heritage professional. The removal of footing's and underground services will be supervised by a suitably qualified archaeologist. During and after the demolition process, an assessment will be made of what elements or fabric of potential heritage significance can be salvaged for interpretation purposes;</p>	<p>Amendment of the Statement of Commitments is not required for this issue. The matters raised are suitably responded to in conditions of approval and the HIA. Condition C15(b) to be added requiring the removal of footing and underground services to be supervised by a suitably qualified archaeologist</p>

<p>Point C of 8.6.1 should be amended to: "Heritage Council guidance will be sought in the design phases as to the articulation, materials and colour of the façade elements and detailed design of the linking bridge at the western end of the new stand such that they are sympathetic to the adjacent Members stand;</p>	<p>Amendment of the Statement of Commitments is not required for this issue. The matters raised are suitably responded to in conditions of approval and the HIA. Condition B13(b)(ii) as discussed above, to be added.</p>
<p>Point D of 8.6.1 should be amended to: "In the design phases Heritage Council guidance will be sought on the articulation, materials and colour of the new stand to ensure that they are sympathetic to adjacent heritage items;</p>	<p>Amendment of the Statement of Commitments is not required for this issue. The matters raised are suitably responded to in conditions of approval and the HIA. Condition B13(b)(i), as discussed above, to be added</p>
<p>An additional commitment should be added to Section 8.6.1 stating that the proponent will implement the mitigation measures detailed in the Heritage Impact Assessment prepared by Godden Mackay Logan;</p>	<p>Amendment of the Statement of Commitments is not required for this issue. The matters raised are suitably responded to in conditions of approval and the HIA. Condition B13(a) as discussed above, to be added.</p>
<p>Point B of 8.6.5 should be amended if the Minister grants approval for the proposed modifications subject to approval condition 5 above, to read that works will be undertaken in accordance with the Archaeological Research Design and Methodology. Should approval condition 5 not be included in any approval of works then, point B.1 should be amended to read: "... be monitored by a suitably qualified archaeologist with the appropriate qualifications and experience commensurate with the significance of the site and the scope of the major project works." Point B.3 should be amended to from "...should be washed, labelled and store in a secure place," to "washed, labelled, catalogued and store in a secure place.";</p>	<p>Amendment of the Statement of Commitments is not required for this issue. The matters raised are suitably responded to in conditions of approval and the HIA.  These conditions require the engagement of a suitably qualified archaeologist and for all recording to be done in accordance with Heritage Council guidelines.  Conditions B9, as amended, and B14 to be added</p>
<p>An additional commitment should be added to Section 8.6.5 stating that, should any unexpected historic archaeology be located on site, all works in the vicinity should cease and a suitably qualified archaeologist should be contacted to assess the find and determine appropriate mitigation strategies. If the finds are assessed as 'relics' as defined by the Heritage Act 1977, the Heritage Council must be notified in accordance with Section 146 of the Act.";</p>	<p>Amendment of the Statement of Commitments is not required for this issue. The matters raised are suitably responded to in conditions of approval and the HIA.  These matters can be adequately addressed through the modified conditions of consent. Condition B14 and C15 to be added. Conditions C13 and C14 also deal with unexpected historical archaeology being found on site.</p>
<p>Point A of Section 8.20 should be amended to include "Any items of heritage significance salvaged during the redevelopment works will be stored appropriately on site."</p>	<p>Amendment of the Statement of Commitments is not required for this issue. The matters raised are suitably responded to in conditions of approval and the HIA. Conditions B14 and C15 to be added.</p>

### **4.3 Centennial Park and Moore Park Trust (CPMPT)**

The CPMPT raised no objection to the proposal subject to due consideration being given to the proposed relocation of the high voltage power feed servicing FOX studios from the SCG via a route down Paddington Lane from Moore Park Road.

The Proponent has responded to this issue by advising that the power services to both the FOX Studios and SCG will be directly from the public road system and not required to traverse privately owned lands. An easement would be required, however, for a small area of approximately 3.5 metres x 5 metres over CPMPT land in order to connect the SCG from Moore Park Road.

The CPMPT have advised that this appears to be a satisfactory outcome for the provision of the essential service, however, the matter remains in discussion between the parties. At this time the works are not part of the subject application and are considered to be essential services which will be satisfactorily resolved eventually between the parties.

## 5. ASSESSMENT

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The Department considers that the key issues for the proposal are:

- Bulk and scale and visual impacts;
- Heritage values;
- Shadow impacts;
- Additional floorspace; and
- Impacts on the FOX Studios.

### 5.1. Bulk and Scale and Visual Impacts

The proposed rear of the stand now includes a building projection of approximately 20 metres further to the north, being approximately 21 metres in height. This area was previously not occupied by any structure and was the rear of the stand. These additional works are now confined within the boundaries of the Trust's lands, whereas previously, the proposal included a significant structure overhang into the FOX Studio lease area. The proposed works will be screened to the north by the existing SFS stadium and is well removed from existing housing to the west and east.

The proposed structure is to accommodate an arched roof form that will exceed the original approved height by approximately 5.3 metres to RL:74.26. The Proponent contends that this added height will not create any additional amenity concerns and would not be perceivable as:

- the roof is now positioned closer to the playing fields and within the other built forms of SCG;
- the roof is now accommodated within the SCG lands and further away from FOX Studios land;
- the roof materials are to be transparent in nature in order to visually soften the bulk of the roof;
- the higher arched form is only identifiable at a distance where the structure would have a smaller scale of appearance against the existing SCG and SFS backgrounds; and
- persons viewing the structure at ground level would only see lower pitched ends of the roofline.

The side heights of the roof will be generally consistent with that currently approved with a variation of 2.77 metres, then rising to the central point of the roof form to provide an arched appearance. On this basis, the Proponent contends that the roof form is a more sympathetic roof form which would be less visibly intrusive, more protective for patrons and more acceptable to the general public.

The modification involves a substantial increase in floor space over four levels of the Stand to the north towards the Sydney Football Stadium (SFS). The increased building footprint will reduce the separation between the SCG and the SFS to approximately 30 metres, compared with 50 metres under the original Noble/Bradman Stand approval. The Proponent has provided a series of photomontages depicting the building separation and relationship between the SCG and SFS and visual impacts from FOX Studios and Driver Avenue. Refer to Figures 7 to 10 below.

The buildings rear bulk is contained solely on the Trust's land and therefore would only result in amenity impacts for occupants of the Trust land. The modification additions adjoin a portion of the boundary with the FOX Studio complex and thus will present a six storey appearance directly on that boundary for a distance of approximately 30 metres. No objection to this design change has been raised by the lessee (FOX Studios) or landowner (Centennial Park and Moore Park Trust) although general support has been shown for the removal of the encroachment over the adjoining land.

On this basis, the bulk and scale of the northern additions to the approved stand and its relationship with the SFS is considered to be acceptable.

Based upon the above considerations, and after assessment of the building form photomontages, it is considered that the bulk, scale and visual impacts of the proposed additions are reasonable in the context of this development and site.



Figure 7: Existing view from Driver Ave over Members Stand

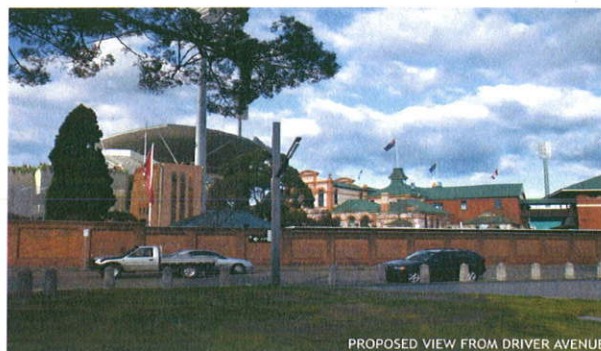


Figure 8: Proposed view from Driver Ave over Stand



Figure 9: Existing view of rear of the Stands  
(Source: EA MP08\_0103-Mod2)



Figure 10: Proposed view of rear of new Stand

## 5.2 Heritage Values:

The proposal is supported by a heritage impact assessment (HIA) prepared by Godden Mackay Logan which concluded that the proposed modifications would not significantly impact upon the heritage value of items on this site. The HIA acknowledges that the modification works involve an increase in overall height of the new stand, the full demolition of the Dally Messenger Stand as well as various nearby structures and elements of landscaping which currently have positive relationships with the State Heritage Register listed Members and Ladies Stands. The demolition of the Dally Messenger Stand (re-built in 1984), identified as having a low heritage value under the draft CMP, raises issues with the removal of its' c1910 basement subway structure only and the Proponent seeks to record and remove the existing column structures and re-instate them as part of the new development. This approach has not been objected to by the Heritage Branch.

To mitigate potential heritage impacts the HIA recommended the following mitigation measures:

- (a) existing Approval commitments to be implemented including:
  - archival record of built elements;
  - salvaging of specific building elements and moveable heritage for use in interpretation of new stand and in SCG museum;
  - protection of identified heritage elements during construction;
  - preparation and implementation of an Interpretation Plan to be fully integrated in final design phase. Interpretation Strategy to be prepared for CC stage and full interpretation plan implementation prior to OC;
- (b) landscape planning for new entry to reinforce and respect the heritage values of the Walk of Honour and Members Lawn;
- (c) completion of draft CMP for SCG to provide context for on-going development of the site; and
- (d) future detailing of Members stand link and negotiation with Heritage Council.

The Heritage Council of NSW advised that the proposal is considered reasonable subject to compliance with the proposed mitigation measures as outlined in Godden Mackay Logan's HIA.

### 5.3 Shadow Impacts

As the new stand is positioned to the north of the oval, the majority of overshadowing resulting from the stand and the increased height of the modification, will fall onto the oval foreground. During late afternoon, shadows will also fall onto the FOX Studios site, however, the impact is consistent with the impact of that previously approved.

On this basis the Department considers that the shadowing impact caused by the additional height and bulk is acceptable.

### 5.4 Additional Floor Space

The Sydney Cricket Ground has no floor space ratio or area restriction applying to the land. On this basis the overall bulk and scale of the development is assessed on a merit basis.

In this instance the proposal results in a significant increase in the proposal's overall floor space area. The changes to the approved floor space areas of the proposal are as follows:

- original approved development accommodated an area of approximately 14,300m<sup>2</sup>;
- increased to 18,650m<sup>2</sup> under Modification 1; and
- proposed increased under Modification 2 to 25,980m<sup>2</sup>.

This represents a 39.3% increase on the floor space approved as part of the Stand redevelopment under Modification 1.

The increase in floor space is considered acceptable in this instance given that :

- the modification remains primarily for the development of new stands within a very similar footprint to that approved;
- the additional floor space is primarily to accommodate improved circulation areas;
- the added floor space is generally confined to the rear of the stand (and within the stand as part of the new mezzanine levels) within the separation area between the SFS and the proposed Stand, and is unlikely to result in any significant environmental impact on surrounding environment;
- the modification provides for improved eating and bar areas to accommodate the existing large crowds in a modern environment; and
- the increased floorspace will not increase the seating capacity of the SCG which will remain restricted to 48,000 seats (see **Condition A1(2)**, restricting this stands capacity to 13,360, and **Condition A7**, restricting the stadium capacity to 48,000, as part of the original approval).

On this basis, the Department is satisfied that there are no new significant impacts arising from the modification application for the new stand and considers that the proposed modification should be approved.

### 5.5 Impact on the FOX Studios site

All works associated with the modification are within the SCG grounds and will have no direct impact on the Fox Studios site in terms of access needs, apart from possible construction area fencing/hoarding, or overhead works. 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.

The Department's detailed assessment of the individual components of the proposed modification is provided in **Table 2** below.

**TABLE 2: Detailed Assessment of Modifications**

REQUESTED MODIFICATION	DEPARTMENT'S CONSIDERATION	SUPPORTED
<b>Stadium Form and Facilities</b>		
<b>Dally Messenger</b> Stand demolished.	No concern has been raised with the demolition of the stand and the Heritage Council has raised no objection. This will enable the development to be constructed as one entity rather than in piece meal staged fashion.	Yes.
<b>Ground level:</b> rear of stand extended additional 20 metre to north towards SFS and over existing tennis courts. Will accommodate new members facilities, services, service road and to relocate light towers 1 and 6. Seating numbers remain the same for this level as previously approved.	The 20 metres extension at ground level to the north provides adequate area for servicing as well as safe vehicular access. Light Tower 1 was previously approved for relocation as part of the original approval. Light Tower 6 is sought to be relocated to enable a future multi-level connection through to the Members Stand form the complex. Separation relationship with SFS is considered acceptable based upon the photo montages submitted with the application.	Yes.
<b>Level One:</b> Connection proposed through to the members pavilion and similar floorplate expansion to the north.	No concerns raised with these modifications.	Yes.
<b>Second level:</b> New mezzanine level to accommodate Members area (725m <sup>2</sup> ) plus services/SCG offices and staff break area.	Extension to north over tennis courts. No objections received and relationship with SFS is acceptable.	Yes.
<b>Third Level:</b> reorganise Noble Bradman stands to create additional 2100 seats, extended Members area, new lounge and foodcourt.	No concerns raised with these modifications.	Yes.
<b>Fourth Level:</b> New Mezzanine level to provide Trustee's lobby/suite (585m <sup>2</sup> ) plus Media area and toilets, service areas and Corporate Suites (475m <sup>2</sup> ).	No concerns raised with these modifications.	Yes.
<b>Fifth Level:</b> Rooftop extension to accommodate new garden terrace area, service rooms and plant rooms.	No concerns raised with these modifications. Note that garden terrace is open and will be a licensed area.	Yes.
<b>Sixth level:</b> reduction in stand seating proposed from 5,750 to 3,248.	No concerns raised with these modifications.	Yes.
<b>GROUND LEVEL LANDSCAPING</b>		
Tennis courts will be realigned and reduced from four courts to two courts only.	No concerns raised with these modifications.	Yes.
Landscaped strip around courts to be removed.	No concerns raised with these modifications.	Yes.

## 6. CONCLUSIONS

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The Department has assessed the application on its merits and considers that, while the proposed modification will result in a final Stand form that is larger and higher than that originally proposed, the proposal is essentially the same development as originally proposed, being a spectator stand replacing three existing stands and accommodating a maximum of 13,360 spectators. The total floor area is increased by 39.3% from that approved under Modification 1. The Department notes that this additional floor area includes improved circulation areas and eating and bar facilities but will not result in an increase in the total spectator seating capacity, as approved.

The additional floor space area will not result in any increased external amenity impacts as the spectator capacity remains the same, and thus traffic and patron management would remain the same for the venue.

The modification seeks to now fully demolish the Dally Messenger Stand in order to accommodate the new facility. This will enable the development to be constructed as one entity, as all three stands would now be demolished, rather than in a staged fashion.

The overall height of the facility is proposed to be raised by 5.30 metres to RL 74.26, however, this is predominantly due to the curved nature of the roof form. To a passing observer the height would appear similar to that originally approved as the turned down ends of the roof structure would be comparable to the approved roof level. The Department is satisfied that visual and shadowing impacts are acceptable.

All works associated with this modification remain 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.

The proposed modifications do not change the original assessment as to the site's suitability for the development. The Department is satisfied that there are no significant impacts arising from the proposed modified development for the new stand and considers that the proposed modification should be approved subject to conditions.

## **7. RECOMMENDATION**

It is recommended that the Acting Executive Director, Major Projects Assessments as delegate of the Minister for Planning and Infrastructure:

- (a) **Consider** the findings and recommendations of this report;
- (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 for MP08\_0103 (MOD 2) (**Appendix C**).

**Prepared by:**



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## **APPENDIX A    MODIFICATION REQUEST**

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See the Department's website at

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=5103](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5103)

## **APPENDIX B AGENCY SUBMISSIONS**

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See the Departments website at :

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=4991](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4991)

**APPENDIX C    RECOMMENDED MODIFYING INSTRUMENT**

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