

## Sydney Cricket Ground Stage 2—MA Noble/Bradman Redevelopment Proposed by Sydney Cricket and Sports Ground Trust

### MP08\_0103 Section 75(w) Amendment Modification 3—Heritage Impact Assessment

#### Background

The proposed development constitutes a major project and it was assessed under Part 3A of the *Environmental Planning and Assessment Act 1979*.

A Heritage Impact Statement (HIS) was prepared by GML as part of the Environmental Assessment for the proposed redevelopment of the MA Noble and Bradman stands in September 2008<sup>1</sup>. This was followed by an amendment in December 2008 as part of the Preferred Project Report.

The Project Application was approved in March 2009, with a number of heritage conditions which reflected the recommendations in the HIS.

The Director-General's Environmental Assessment Report made under Section 75I of the *Environmental Planning and Assessment Act 1979* noted the heritage impacts and endorsed the proposed mitigative measures outlined in the HIS, being archival recording, consideration of articulation, material, colour and the linking bridge to Members Stand, care in the vicinity of Busby's Bore, salvaging of certain architectural elements and movable heritage, and interpretation of the MA Noble stand in the new development.

A second section 75(w) modification was approved in April 2012, with a schedule of conditions, including (B9); Archival recording, (B3); detailed design consultation regarding the new stand, the link to the members stand and associated landscaping, (B13); preparation of an Interpretation Plan for the SCG site (B14); preparation of an archaeological research design and methodology including a watching brief during excavation; and full contractor induction (C15).

#### Heritage Statutory context

The new Northern Stand which replaces the MA Noble Stand is directly adjacent to the State Heritage listed Members and Ladies stands. The Sydney Cricket Ground is listed as a heritage conservation area under the *South Sydney Local Environmental Plan 1998*. The SCG site also contains part of Busby's Bore, which is listed on the State Heritage Register (SHR). Relevant Conservation Area provisions were addressed within the HIS submitted with the project application and were assessed accordingly within Section 5 of the Director-General's Environmental Assessment Report.

The existing heritage listings and statutory context of the site have not relevantly altered since preparation of the HIS in 2008 and remain as described in Section 1.3 of that report.

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The current Modification 3 proposal no longer includes a two-storey link to the SHR-listed Members Stand though this may be considered in the future. A Conservation Management Plan (CMP) or Special Elements Conservation Policy (SECP) for the Members Stand would be prepared in relation to such a proposal.

### **The Heritage Components**

The draft CMP for the Sydney Cricket Ground (SCG) site (GML, June 2008) identified the MA Noble Stand (1936) as having High heritage significance, on a four-level scale ranging from Exceptional to Low. The remaining Western Tower of the MA Noble Stand is of high heritage value, and now has rarity value as the only representation of the 1930s phase of development of the SCG.

The adjacent Members and Ladies Stands are graded as Exceptional in the draft CMP, and both are listed on the SHR.

The draft CMP provides guidance about the 'tolerance for change' of each of the significant SCG heritage components, and it also assesses the archaeological significance of the site. The draft SCG CMP of 2008 is presently under review by the Sydney Cricket and Sports Ground Trust (SC+SGT) and remains a draft document.

### **Compliance with Mod 2 Conditions of Consent Section 75(w)**

#### **Archival recording (B9)**

A full archival record which included an agreed collection of measured drawings was completed prior to demolition and submitted to the NSW Heritage Office. An addendum covering archival photography during demolition is in preparation.

#### **Detailed design consultation (B3)**

The link to the Members Stand has been eliminated from this stage of the project. The articulation, colours and materials of the new stand and associated landscape plans for the alterations adjacent to the Western Tower, Member's Garden, new entry and design for the walk of honour are currently under development and associated landscaping (B13) is underway. Consultation with the Heritage Council was undertaken by Russell Lee of Cox Richardson Architects.

#### **Interpretation plan for the SCG site (B13)**

The first stage of the Interpretation Strategy has been completed and submitted to the Heritage Council, which has indicated that the report is satisfactory and requests a copy of the Interpretation Plan (Stages 2 and 3) for comment. Stages 2 and 3 of the Interpretation Plan will commence shortly.

Prior to demolition, GML, in tandem with the SCG museum staff, completed an assessment of elements and items to be salvaged for the museum collection. Items were recorded, catalogued, labelled and safely stored for museum and interpretation use. A range of material is available for incorporation in the new stand as interpretation initiatives prior to Occupation Certificate.

#### **Archaeological research design and methodology (B14)**

The archaeological research design was approved by the Heritage Branch and implemented during 2011-2012.

### Archaeological sites and relics (C15)

A watching brief was fully implemented during excavation and removal of footings was fully supervised by approved archaeologists. A full contractor induction was provided. The archaeological excavation report will follow. The archaeological watching brief will continue.

The finalisation of the draft Conservation Management Plan is presently underway.

### The Amended Project: Modification 3

The Sydney Cricket and Sports Ground Trust now seeks the Minister's approval to a third Section 75W application. The further changes have arisen out of the detailed design development process, value engineering, the necessity to contain costs whilst retaining quality, and needing to satisfy the Proponent's requirements, particularly in relation to the internal layouts. The main changes include:

- deletion of the two storey link between the Member's pavilion and the new stand;
- retention of Light Tower 6 in its existing location;
- redesign of the Member's entrance and atrium;
- retention of the western clock tower of the Noble Stand as a free standing element instead of its integration into the Member's entrance/atrium;
- Light Tower 1 moved a further 15m to the north;
- a new design for the roof; and
- a minor re-orientation of the video scoreboard with the consequence that it projects beyond the SCG boundary but only over land already leased by the SCG from the Centennial Park and Moore Park Trust ("CP&MPT").

The current proposed amendments to the approved Project Application (as amended) will continue to be assessed under Part 3A of the *Environment Planning and Assessment Act 1979* Section 75(w).

### Modification 3 Amendments to the Approved Development

The following drawings were reviewed as part of this assessment of impact:

Drawing No	Revision	Title
D-02E Comparison	Oct 2012	Ground Floor Plan
D-03E Comparison	Oct 2012	Level 1 Plan
D-04D Comparison	Oct 2012	Level 2 Plan
D-05C Comparison	Oct 2012	Level 3 Plan
D-06D Comparison	Oct 2012	Level 4 Plan
D-07C Comparison	Oct 2012	Roof plan
D-12C Comparison	Oct 2012	Section C-C
D-17C Comparison	Oct 2012	Section H-H
D-01B	Feb 2012	Site Location Plan
D-01C	Oct 2012	Site Location Plan
D-02D	Feb 2012	Ground Floor Plan
D-02E	Oct 2012	Ground Floor Plan

D-02.5A	Oct 2012	Upper Ground Floor Plan
D-03D	Feb 2012	Level 1 Plan
D-03E	Oct 2012	Level 1 Plan
D-03.5B	Feb 2012	Level 1.5 Plan
D-03.5C	Oct 2012	Level 1.5 Plan
D-04C	Feb 2012	Level 2 Plan
D-04D	Oct 2012	Level 2 Plan
D-04.5B	Feb 2012	Level 2.5 Plan
D-04.5C	Oct 2012	Level 2.5 Plan
D-05B	Feb 2012	Level 3 Plan
D-05C	Oct 2012	Level 3 Plan
D-06C	Feb 2012	Level 4 Plan
D-06D	Oct 2012	Level 4 Plan
D-07B	Feb 2012	Roof Plan
D-07C	Oct 2012	Roof Plan
D-08B	Feb 2012	North Elevation
D-08C	Oct 2012	North Elevation
D-09B	Feb 2012	South Elevation
D-09C	Oct 2012	South Elevation
D-10B	Feb 2012	Section AA
D-10C	Oct 2012	Section AA
D-11B	Feb 2012	Section BB
D-11C	Oct 2012	Section BB
D-12B	Feb 2012	Section CC
D-12C	Oct 2012	Section CC
D-13B	Feb 2012	Section DD
D-13C	Oct 2012	Section DD
D-14B	Feb 2012	Section EE
D-14C	Oct 2012	Section EE
D-15B	Feb 2012	Section FF
D-15C	Oct 2012	Section FF
D-16B	Feb 2012	Section GG
D-16C	Oct 2012	Section GG
D-17B	Feb 2012	Section HH
D-17C	Oct 2012	Section HH
D-18B	Feb 2012	Section JJ
D-18C	Oct 2012	Section JJ

The main drawings which demonstrate the differences between the two schemes are to be found in Appendix A.

The differences between the identified likely impacts of the approved Modification 2 2012 Project Application and the Modification 3 proposed amendments on the heritage significance of the site are summarised in the table below.

Previously Identified Impact of Approved Application	Impacts Under Modification 2 (MP08_0103)	Assessment of the Impact of the Modification 2 (MP08_0103)	Impacts Under Current Proposal (Modification 3)	Assessment of the Impact of the Current Proposal (Modification 3)
<b>MA Noble Stand</b>				
Demolition of the Noble Stand.  Western Tower retained with important new function as the members' entry and lobby to the new stand.	Demolition of the Noble Stand.  Western Tower façade is retained as an alternate entry, with access stair replacing former lobby area. Main members' entry relocated nearby.	No change in impact.  Additional impact as the Western Tower loses prominence within context of increased height, bulk, scale and character of proposed extension to new stand and is no longer the main entrance to new member facilities. Requires mitigation via interpretation initiatives integrated throughout the new stand, tower and proposed links to the Members Stand which will assist in understanding the former building and western tower facade.	Demolition of the Noble Stand.  The Western Tower is retained as a separate element, no longer integrated functionally with the new stand. Upper levels will be inaccessible; ground floor will be fitted as a food and beverage outlet. Interpretation initiatives have been identified in SCG Interpretation Strategy (Stage 1).	No change in impact.  Additional impact from loss of functionality of the upper levels of the Western Tower and its lack of integration into the new stand.  Prominence of the Western Tower will be changed by the bulk and scale of the new Northern stand design. Tower is now a three dimensional element functionally separated from the new stand which is also now taller in proximity to it.
Western Tower floor levels, internal structural elements, clock and flagpole conserved but relocated to the roof of the tower.	Internal structure of the Western Tower is removed and replaced with new stairs. Northern façade, clock and flagpole retained in situ.	Additional heritage impact resulting from removal of internal structure; the stair function is retained. Front façade, clock and flagpole retained in situ.	The northern façade will be retained in situ, together with a section of upper level brickwork on the eastern side, supported by an internal bracing system. First floor removed, remaining floors retained. The ground floor is proposed to house a food and beverage outlet The upper levels will not be accessible, no associated stairs	Additional impact from loss of access through Western tower with removal of proposed stair function and consequent loss of tower as an active circulation space integrated with the new Northern Stand.

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Temporary cladding to the west and south sides of the tower will be replaced by glazed skin.	No change.	No additional impact.	The temporary metal cladding to the west and south sides of the tower will be replaced by perforated metal cladding instead of terracotta elements and glazing proposed.	Additional impact due to the south elevation change from the previously proposed terracotta and glass walls to metal cladding and the consequent loss of the opportunity to see into and out of the tower. However the change from glass to metal cladding on the west side is generally a positive impact from a heritage viewpoint as it more closely resembles the 'temporary' corrugated metal cladding that has existed on this side of the tower since its construction. The continuation of this historic appearance could be enhanced by treating the metal in a colour that matches the colour of the adjacent north elevation brickwork. The perforated metal should be as opaque as possible to convey a solid three dimensional appearance.
Link between tower and new Noble Stand expressed as lower glazed link to allow a view of the eastern face of the tower parapet.	Glazed link to new stand steps back slightly from tower façade. Trustees' terrace of new stand designed to allow upper southeastern corner of Western Tower facade to be read as an individual element.	There is an increased impact on the ability to interpret the Western Tower façade due to the context of the increased bulk, height and proximity of the additional floors of the rear of the new stand to its immediate east. The design has evolved to be recessed, stepped and lowered to allow the upper tower parapet to continue to be seen in the round.	Link between Western Tower and new Northern Stand is removed and the Western tower now stands independently. Solid façade screens the view of the Western tower from the upper levels of the new stand.  The design is less stepped and taller beside the western tower, which remains a height transition element between the new stand and the Members stand	Additional impact as the tower is now functionally separated from the new stand without direct linkage

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Building line behind the north face of the Western (clock) Tower.	The larger scale of the new stand's facilities results in a building line that is well forward (north) of the north face of the retained Western Tower façade. The service road is enclosed by the extension of the new stand to the north.	The additional height, bulk, character and scale of the rear of the stand structure sitting forward (north) of the line of the retained Western Tower façade is an additional impact on the setting of the Members and Ladies Stands, and on the western tower of the Noble Stand. The new rear of stand structure has been stepped down and back to reduce its impact on views of the Western Tower façade from the Walk of Honour.	The northern building line has been further extended to the north (approximately 5m), forward of the north face of the retained Western Tower façade. Transitional steps in building form and height between new stand and Western Tower reduced. The service road remains enclosed by the extension of the new stand to the north.	Additional impact on the Western Tower and the alignment of the Members and Ladies Stands as the rear of the new Northern Stand has extended further north and is increased in bulk and height.
The tower remains prominent in the views from Driver Avenue.	In views from Driver Avenue, the tower will be seen against the bulk of the new stand projecting further north.	The increased scale and bulk of the rear of the new stand to the north impacts the prominence of the views of the Western Tower façade from Driver Ave as it is now seen on approach against the substantial additional scale and bulk of the northern and western elevations of the new grandstand.	In views from Driver Avenue, the tower will be seen against the increased height of the roof and bulk of the new stand projecting further north.	Additional impact as the new proposal increases the scale and bulk of the rear of the new stand to the north which further reduces the prominence of the views of the Western Tower façade from Driver Ave.
New grandstand higher than the existing Noble and Bradman Stands and significantly higher than Members Stand.	The leading edge of the roof will be 2.77m higher than that of the previously approved roof. The rear edge of the roof falls from the centre towards each end. The highest point of the roof will be 5.3m higher than the rear of the roof of the approved stand.	The additional height will add significantly to the contrast between the heritage stands, and the new stand, impacting the relationship between the stands.	The leading edge of the roof will be 4.99m higher than that of (Modification 2) previously approved roof. The rear edge of the roof falls from the centre towards each end. The maximum height of the roof remains the same at RL 73.67m.	Additional Impact as the increased additional roof height will further increase the scale contrast with the adjacent heritage stands.
<b>SCG Oval</b>				
Extension of oval by 3m to the north.	Extension of oval by 3m to the north.	No additional impact.	Extension of oval by 3m to the north.	No additional impact.
<b>Bradman Stand and Groundsman's Workshops</b>				
Demolition of the Bradman Stand (Moderate) and Groundsman's Workshops (Moderate).	Demolition of the Bradman Stand and the Groundsman's Workshops.	No additional impact.	Demolition of the Bradman Stand and the Groundsman's Workshops.	No additional impact.

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Archival recording and salvage of elements recommended.	Archival recording at a level consistent with its Moderate heritage value and salvage of elements such as plaques and memorabilia for the museum.	No additional impact.	Archival Record completed and lodged with the Heritage Branch. Salvage of movable heritage and stand elements completed and stored.	No additional impacts.
<b>Property Office and Shed, Car Port and Fernery</b>				
Demolition of property office and shed.	Additional demolition of car port, property office and fernery.	Elements are of little significance. No additional impact.	Additional demolition of car port, property office and fernery.	No additional impact.
<b>Daily Messenger Stand</b>				
Partial demolition—an area of upper and lower level seating. Cast-iron columns, riveted beams and concrete in subway remain and are protected during work.	Full demolition now includes the basement area where the c1910 column subway structure remains. It is proposed to remove, conserve and store the columns then reposition them as interpretative 'elements'. The CMP notes that the substructure can be recorded, removed and reused elsewhere on site (8.2).	The 2008 HIS assessed this area as having substantial capacity for change in regard to the form and fabric, and moderate capacity for change in regard to function and location. Additional impacts of loss of remnant fabric of Paddington Hill subway mitigated by conservation and retention of columns in similar configuration in area, and interpreted effectively.	Subject area is fully excavated and demolished. Columns have been retained for use in new stand. An Interpretation Strategy (Stage 1) has been prepared and submitted to the Heritage Council, and deemed satisfactory. Stage 2 and 3 of the Interpretation Plan to be prepared and implemented.	No additional impact.
<b>Light Towers</b>				
Light tower No. 1 relocated.	Light tower No. 1 to be relocated further south.	No additional impact.	Light tower No. 1 to move approximately 15m south along the Fox Studio Boundary.	No additional impact.
Light tower No. 6 to be relocated closer to the rear of the Western Tower.	Light tower No. 6 to be relocated slightly north, closer to the Western Tower.	Relatively minor change, landmark and functional attributes are not impacted.	Light tower No. 6 to remain in existing position.	No additional impact.



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<b>Significant Uses</b>				
Proposal aims to continue viability of site for sporting events.	Proposal aims to continue the viability of the site for sporting events and functions.  The functional brief for this area has changed as additional facilities and functions are to be accommodated. This necessitates significant additional floor space resulting in a significant additional footprint, scale and bulk to the north of the existing building line of the Noble Stand.	Ongoing functionality of the SCG is enhanced and developed to support future conservation and interpretation of its heritage elements.	Proposal aims to continue the viability of the site for sporting events and functions.	On-going functionality of the SCG is enhanced and developed to support future conservation and interpretation of its heritage elements. No additional impact.
Provides fully accessible seating and access to the Members' Stand.	Provides fully accessible seating and access to the Members' Stand.	Proposed Link between Noble Stand and Members Stand subject to future detail and discussion with Heritage Council. Impact not assessed.	The link to the Members Stand from the new Noble Stand has been removed from current proposal.	Removal of physical link to the Members Stand is a positive impact.
<b>Archaeology</b>				
Proposal has potential to disturb archaeological relics beneath the MA Noble Stand and Bradman Stand.	Proposal has potential to disturb archaeological remains beneath the MA Noble Stand, The Bradman Stand and The Dally Messenger Stand, where elements of the Paddington Hill remain will also be disturbed.	No additional impact, as potential archaeological significance of all potential remains is rated as Low in the Draft CMP.  Note changes to relics provisions of Heritage Act since the application was approved.  Columns of the Paddington Hill are to be interpreted, retained and reused on site.  An archaeological watching brief will be maintained during construction.	The site of the MA Noble Stand and the Bradman Stand is now fully excavated in accordance with the conditions of consent (with the exception of the Western tower footprint ). An archaeological watching brief will continue.	No additional impact. An archaeological watching brief will continue.
<b>Landscape</b>				
Alterations to landscape elements adjacent to the Members Garden and Walk of Honour, part of the setting of the Members Stand.	Alterations to the landscape elements adjacent to Members Garden including removal of approximately half of the Walk of Honour on the eastern side and its associated plantings. Walk of Honour will be redesigned in tandem.	New entry area and proximity to the bulk of the rear of stand have an additional visual impact on garden area and Walk of Honour. Redesign of Walk and relocation of nearby sculptures can mitigate impact.	New entry area and proximity to the bulk of the rear of stand have an additional visual impact on garden area and Walk of Honour.	Impact of new stand on existing garden area and Walk of Honour could be partly mitigated through detailed landscape design (yet to be completed).

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	<p>Four tennis courts (Moderate significance) will be demolished and then replaced with two reoriented courts. Paved forecourt leading to broad new entry stairs off Walk of Honour.</p> <p>The service road will be relocated inside the new stand bringing the rear of the stand closer to the Sydney Football Stadium.</p>	<p>Additional impacts of new stand in proximity to SFS, reduction of open and landscaped area.</p> <p>Loss of two tennis courts of Moderate significance and the reorientation of the two remaining courts will change the landscaped approach, subject to future detailing</p>		
<b>Views</b>				
Retained Western Tower of the Noble Stand is prominent in views from the north west (Moderate) Walk of Honour and Members Garden.	Bulk of new stand enters views from the Walk of Honour and Members' Garden. Prominence of Western Tower facade is diminished.	Prominence and views will be impacted but an analysis of options has led to a reduction of potential impacts on the tower by stepping back and lowering the additional rear of stand building bulk around the flights of access stairs and escalators.	Bulk of new stand behind enters views from the Members Garden. Prominence of Western Tower facade is further diminished, since the new building no longer steps down toward the tower.	Additional impact. The visual prominence and views of the Western Tower will be impacted by increased bulk and scale of the new stand. Some views of the Western Tower will be obscured by the greater bulk of the new Northern Stand.
Views provided to the east elevation of the Members Stand from other stands to the east mitigated through the setback of the new roof.	New roof design is more open and transparent but is significantly forward of the approved scheme. It is designed to be read in two parts as a strategy to 'pavilionise' the stand roofs, rather than unite them as a partial circle.	Open design of the new roof will provide opportunities for views from the other stands to the east through the upper stand structure. However its increased height and forward roof thrust will increase the contrast between the new stand and the Members and Ladies Stands.	Proposed design is more enclosed than the previous approval and the roof and eastern edge is less transparent with only one section on the leading edge facing the oval being transparent.  The new stand is more enclosed on the west at upper level.	Additional impact on the setting of the Ladies and Members Stands due to the additional height and visual solidity of the western end of the new Northern Stand.
More seating in the new grandstand to allow appreciation of the Members and Ladies stands.	No change to seat numbers.	No additional impacts.	No change to seat numbers.	No additional impacts.
<b>Setting of Members and Ladies Stands</b>				
Significant change in the view looking north and northwest from the oval and other grandstands from increase in scale, height and bulk of new stand, reducing views to the exterior.	Significant change in the view looking north and northwest from oval and other grandstands from further increase in scale, height and bulk of proposed stand.	Additional impact of prominence of Western Tower form by the height, bulk, scale, and character of the new stand.	Significant change in the view looking north and northwest from oval and other grandstands from further increase in scale, height and bulk of proposed stand.	Additional impact on the visual prominence of Western Tower form from the height, bulk, scale and character of the new stand.

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	<p>Open roof design will provide some views to exterior above seating tiers.</p> <p>Significant change of relationship to Members Stand proposed via a glazed two-storey link (yet to be detailed and subject to discussion with Heritage Council) which will close the opening between the new stand and the Members Stand, impacting the views from the oval outwards.</p> <p>Change to the views looking south and southeast from the Members entrance and Walk of Honour.</p> <p>The increased projection to the rear means that the new stand is not as readily perceptible as part of the suite of grandstand buildings around the oval, which—though varied in form and height—nevertheless articulated and reflected the essential shape of their function: that of spectator grandstands.</p>	<p>Positive impact of new open partly transparent roof form which dips at either end at the rear towards its neighbouring stands.</p> <p>Additional impact on views from the oval and setting of Members Stand from glazed link, closing external views.</p> <p>Views now impacted or terminated by new stand.</p> <p>The proposed rear extension of the Noble Stand will impact the ability to appreciate the oval form of the original arc or segment formed by the grouping of buildings around the oval. The incorporation of the service road within the new stand adds to the loss of perception of the oval enclosed by grandstands.</p>	<p>More enclosed roof design with only the leading edge facing the grounds being transparent.</p> <p>Link between the Members Stand and the new stand has been eliminated.</p> <p>Increased bulk of new stand will change the views looking south and southeast from the Members entrance and Walk of Honour.</p> <p>The projection at the rear is increased and the loss of perception of the curved shape and function of the group of stands around the ground remains.</p>	<p>Additional impact as the proposed design is more enclosed and views out from within the ground are more restricted.</p> <p>Positive impact on setting of the Members Stand.</p> <p>Additional impact from increased scale and bulk of new Northern Stand</p> <p>Additional impact due to the further change to the legibility of the curved form of the ground as defined by the outer alignment of the stands and the extant perimeter road around them.</p>
New grandstand is higher than the existing Noble and Bradman Stands and significantly higher than Members Stand.	The leading edge of the roof will be 2.77m higher than that approved. The rear edge falls from the centre towards each end. The highest point of the roof will be 5.3m higher than the rear of the previously approved roof of the new stand.	The additional height will add significantly to the contrast between the Members and Ladies stands.	The leading edge of the roof will be 4.99m higher than that of (Modification 2) the approved roof. The rear edge of the roof falls from the centre towards each end. The maximum height of the roof remains the same at RL 73.67m.	Additional Impact. The further additional height will add significantly to the scale contrast between the new Northern Stand and the Members and Ladies Stands.
New stand provides more enclosed character, offering little opportunity for views to exterior.	Although higher, the proposed new roof is lighter and more open, articulated as two segments.	Reduced impact, benefits in segmentation of roof to reflect pavilion effect around the oval.	New proposal provides more enclosed character to west at upper level and the single roof plane increases the dominance of the roof.	Minor additional impact.

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Lower tier of seating in new stand will be marginally forward and slightly higher.	Lower tier of seating in new stand will be slightly higher and of a different rake to the existing Members Stand seating; however, it is in alignment with the lower tier of the Members Stand seating.  Four tiers of seating rather than three.	Some additional impact	No change	No additional impact.
Area between Members Stand and new stand rationalised to remove plant, clutter, etc.	3m separation between stands provided at the oval fence; Members Stand and the new stand now proposed to be joined at rear by new two-storey glazed link.  Area between Members Stand and new stand rationalised to remove plant and be replaced by two storey glazed link.	The proposed, but as yet undetailed, glazed link to the Members Stand may further diminish the separation of the tower as an architectural element from the oval.  Approved application allowed less obstructed views of the east elevation of the Members Stand. In the current proposal the plant is rationalised; however, a two-storey glazed link will be inserted which, together with the proximity of the relocated Tower 6, will obscure most views of the east elevation. Careful detailing in a future application will be needed to avoid additional impact. Negotiation with Heritage Council essential to resolve detail.	Link between Members Stand and New Stand removed.  Glazed Link to Members Stand removed.  Plant removed, storage area added between new Northern stand and ground floor of Western Tower.	Positive impact which ensures the separation of the tower as an architectural element as perceived from the oval.  Positive impact.  No additional impact.
Existing lift well on western side of the clock tower relocated to south side (Amendment December 2008).  No physical impacts on the Members Stand except for replacement of pedestrian bridge using same access point. Design needs to be carefully detailed so that it appears as a recessive element.	Existing lift well on west side of the Western Tower removed and relocated within main stand.  Physical impact of two-storey glazed link which reduces separation of Members Stand from new grandstand and reduces the prominence of the Western Tower as a 3D form.	No additional impact.  Potentially significant additional impact from glazed link which is no longer a minor or recessive element. Subject to further detail and discussion with the Heritage Council.	Lift well still proposed to be relocated within main stand. Existing lift removed from western side of Western Tower.  The physical impact of the two- storey glazed link is removed from the proposal. The upper level pedestrian bridge has been removed.	No additional impact.  Positive impact.

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<b>Amended Noble Stand Design</b>				
Solid roof form with a prominent curved edge on the north side.	More lightweight roof form which sits above the grandstand and does not wrap down over the north side of the structure. Segmented glazing pattern adds to the lightness of the roof.	Positive new design outcome for roof shape; however, significantly higher structure over all.	The new roof is heavier and more solid in design.	Additional impact as the new roof is higher and bulkier
Freestanding grandstand well separated from the significant heritage buildings.	Extended grandstand separated from the significant heritage buildings at oval but joined at the tower base by proposed two-storey glazed connection to Members Stand.	Additional impact of enlarged forward floor plate changes geometry of grandstand group and setting of Members Stand.	Link to Members Stand at upper level has been removed and made good.	Positive impact.
Curved form reflects function.	Scale and form of rear extension of stand diminishes ability to read traditional curved grandstand form.	Change to geometry and building line of grandstand group around the oval with inclusion of service road beneath the new stand by further northern extension.	Extension of building line 5m to north reduces to some extent the ability to read the shape of the ground externally	Additional impact due to the further change to the legibility of the curved form of the ground as defined by the outer alignment of the stands and the extant perimeter road around them.
More integrated appearance when viewed from SFS.	Larger and closer building when viewed from SFS. Loss of two of the four tennis courts and their reorientation and loss of landscaped area.	Some additional impact of loss of open space and two of the four tennis courts; change from open views between stand and SFS to closer built forms.	Tennis courts located at upper level of plaza. New stand 5m closer to SFC results in closer built forms	Minor additional impact.
New additions will be clearly distinguishable.	The new link to the Members Stand is proposed to be highly contemporary.	Design subject to future details and negotiation with the Heritage Council.	Link deleted.	Positive impact.
Western Tower (clock tower) retained as a transparent/neutral element to assist in transition between the two structures.	The Western Tower façade is retained as a transparent/neutral element to assist in transition between the two structures. However, the increased bulk, character, form and scale of the new rear of stand structure diminishes the ability for the tower to be read as a transition element. Use of terracotta to define eastern upper area of the tower may assist to differentiate the Tower from the bulk and massing of the new building.	Additional heritage impact as the prominence of the Western Tower façade is reduced by the height, bulk, character and scale of the new stand to the north.	Additional heritage impact on prominence of Western Tower from height, scale, bulk, character proximity of the new stand.  External cladding of tower to be perforated metal. Colour should match Western Tower brickwork if possible.	Additional impact. Western Tower is now an independent form, without an integrated functional or physical connection to the new stand. However the option is potentially still available to reactivate the interior spaces if/when circumstances change in the future.  Positive impact. The retention of the eastern wall at the top of the tower is a positive amendment from a heritage viewpoint as it gives the retained portion of the Western Tower a three, rather than two, dimensional character.  Additional Impact due to the loss of transparency and functional integration.

Previously Identified Impact of Approved Application	Impacts Under Modification 2 (MP08_0103)	Assessment of the Impact of the Modification 2 (MP08_0103)	Impacts Under Current Proposal (Modification 3)	Assessment of the Impact of the Current Proposal (Modification 3)
New roof set back from eastern end of Members Stand by 15m (existing setback is 5m).  Materials.	New roof set back 10m from the eastern end of the Members Stand.  Extensive glazing to north and western elevations of new rear of stand building.  Additional excavation as the footprint and depth of the proposed stand has increased to six floors from four.	New roof form is 5m closer to Members Stand and 2.7m higher than approved roof form.  Change from masonry wall of existing Noble Stand to lightly framed glazed structure of significant bulk and scale. Use of terracotta panels and fritted glazing which may be interpretative, have been incorporated to reduce impacts.  Archaeological watching brief to be maintained.	New roof form is no closer to Members Stand  Glazing to north and western elevations of rear of the Northern stand is similar to previous modification.  Archaeological watching brief was completed, with site now fully excavated.	No additional impact.  Little additional impact associated with the proposed materials.  No additional impact.
<b>Fox Studios</b>				
New stand would present more unified appearance when viewed from the northwestern side of the Government Pavilion.  New stand will be a dominant feature from the northern end of Lottie Lyell Avenue but will present a more unified appearance.  New stand will be visible from northern end of the former cattle judging rings; however, it would not be a dominant feature given scale of the Government Pavilion.  Overhang of 10m into the Fox Studios by approximately 10m.	Stand no longer over hangs Fox Studio property.  New stand will be a dominant feature from northern end of Lottie Lyell Avenue but will present a more unified appearance.  Less visibility.  No overhang into Fox Studio boundary.	Positive impact.  No additional impact.  No additional impact.  Positive impact.	Stand no longer overhangs Fox Studios, but is within a small leased area.  No change.  New roof is bulkier than the approved Modification 2 proposal.  Scoreboard overhangs SC&SGT leased land from the Centennial Park Moore Park Trust.	Positive impact.  No additional impact.  Minor additional impact on the setting of Fox Studios (former Sydney Showground).  Minor additional impact.

## Conclusion

The redevelopment of the MA Noble, Bradman and Dally Messenger Stands as the new Northern Stand is intended to underpin the long-term functionality and viability of the SCG, which will in turn support the ongoing conservation and maintenance of the heritage significance of the site.

Modification 3 to the approved development would additionally impact on heritage structures and elements to varying degrees. The two-level glazed link which was formerly proposed between the new stand and the SHR-listed Members Stand, has been deleted, a positive outcome.

The function of the retained portion of the Western Tower, as an internal circulation space with glazed walls providing member uses within the precinct, has been changed to a separate enclosed tower form with a food and beverage outlet at ground level. The northern façade and section of the upper level brickwork of the eastern façade have been retained and brickwork restored. The tower acts as a transition element between the higher Northern Stand and the Members Stand.

The impacts of the development can be summarised as follows:

### Positive impacts

- Enhanced functionality of SCGMPT facilities as host for major sporting and cultural events, in turn benefiting the conservation of heritage values and components of the site.
- Removal of glazed link to Members Stand eliminates potential impacts on Members Stand and setting. Removal of upper level walkway improved Members Stand interpretation.
- Retention of the upper most section of brickwork on the eastern façade elevation and use of metal siding in the western façade of the Western Tower. These changes enhance the perception of the Western Tower as a three dimensional element, rather than only a two dimensional façade.

### No Additional Impacts

- Extension of Oval.
- Demolition of Bradman Stand and Groundsman's workshops, Property Office and fernery.
- Salvaged elements to be used and interpreted.
- Removal of external lift to western side of tower of Noble Stand.
- No change to light tower 6 location. Removal of clutter and plant at its base.
- Loss of two tennis courts.
- Increase in the bulk and scale of development adjacent to the heritage items in Fox Studios including Lotte Lyell Ave and the Cattle Judging Ring.
- No further impacts on site archaeology. Site is fully excavated in accordance with Archaeological Research Design for S75(w) Mod 2. An archaeological watching brief will continue.
- Columns from Dally Messenger Stand and elements from the demolition of the MA Noble Stand have been retained for interpretation.
- No changes to seating numbers and layout.

#### Minor additional Impact

- Additional loss of open space and landscaping in tennis court/Walk of Honour area.
- Scoreboard Location.

#### Additional Impacts

- Change of functionality and removal of previous integration of Western Tower into new stand. The upper levels are no longer active circulation spaces for Members and the tower becomes a separate element.
- Change of previously designed terracotta and glazed cladding of south elevation of Western Tower to metal cladding. This reduces potential views into and from the upper levels of the tower (which are not being used as part of Modification 3). These spaces could potentially be reactivated in the future.
- Increased height, bulk, location and scale of new Northern Stand impacts on the visual setting of Members and Ladies Stand and the relationship with the Western Tower as a transitional element.
- Additional change to the curved geometry and building line of the grandstand group around the oval as defined by the perimeter roads. The new service road is within (rather than adjacent to) the new Northern Stand.
- Additional loss of visual prominence of Western Tower within the context of further increased height, bulk and scale of new northern stand. This obscures some views of the Western Tower from the Walk of Honour.
- Increased apparent bulk of new roof structure (the top of the leading fascia has been raised by 4.99m but the overall maximum height remains the same at RL 73.67m), provides fewer views out of the ground than the previous design.

### Mitigation Measures

The methods taken to mitigate the additional impacts include:

1. Implementation of Existing Approval commitments which have been or will be implemented include:
  - Salvaging of specific building elements and movable heritage for use in interpretation of new stand and in SCG museum.
  - Retention of the eastern return of brickwork of the Western Tower at the upper levels.
  - Protection of identified heritage elements of the Western Tower during construction.
  - Preparation of an Interpretation Strategy Stage 2 and 3 to be fully integrated in final design phase for Construction Certificate stage and fully implemented prior to OC.
2. Landscape planning for new entry to reinforce and respect the heritage values of the Walk of Honour and Members Lawn, subject to detailed design.
3. Finalisation of the draft CMP for SCG to provide context for ongoing development of the site.



4. Selection of materials and colours of the west and south elevations of the Western Tower to retain its prominence and character.

Yours faithfully

**Godden Mackay Logan Pty Ltd**



**Sheridan Burke**

**Partner**

**Appendix A**

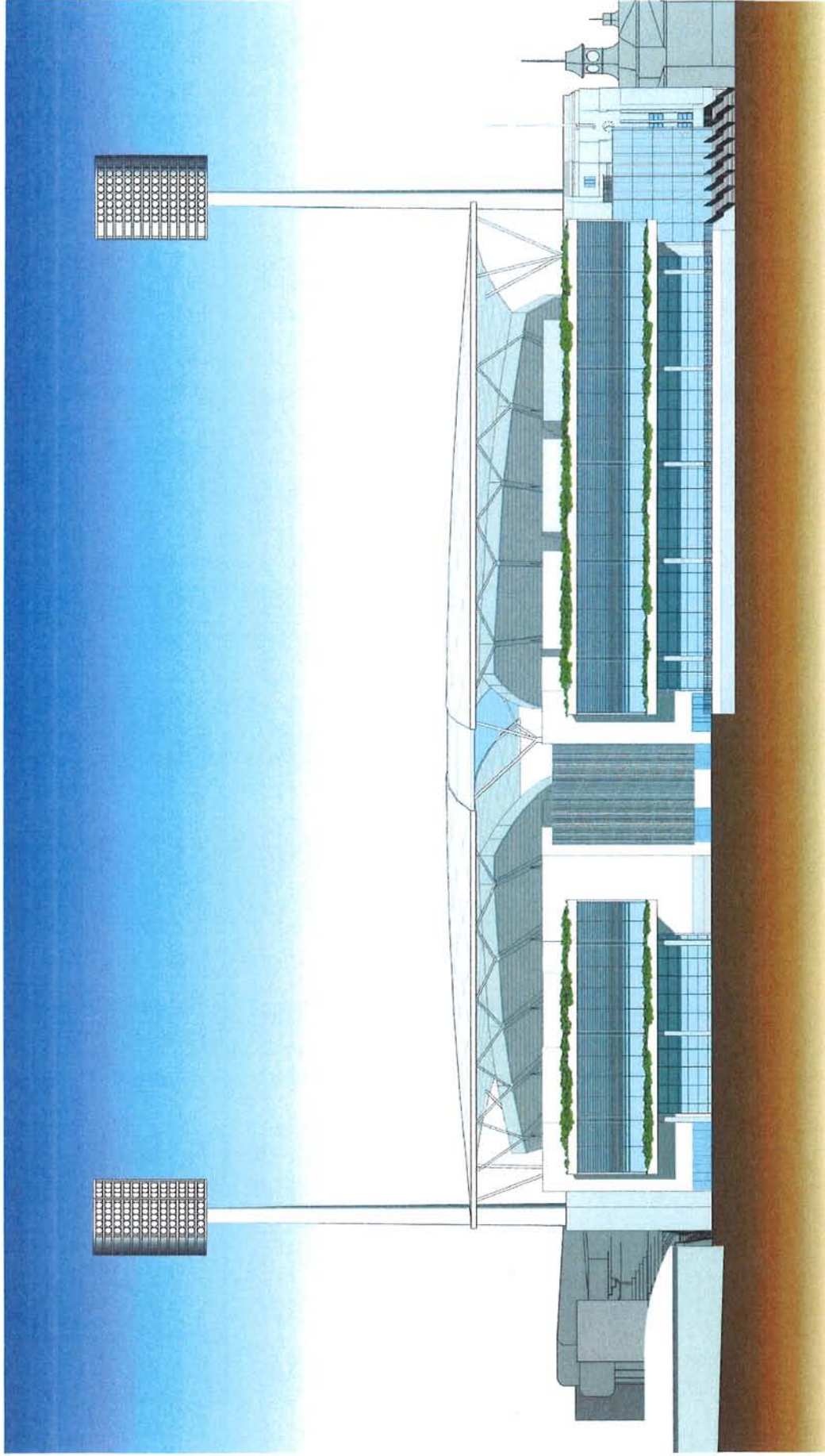
**October 2012 comparison plans and sections showing the approved plans and the proposal superimposed. (NB drawings attached include; D-08 B, D-08 C, D-09 B, D-09 C, D-17C Comparison, D-12 B, D-12 C, D-02 E)**

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<sup>i</sup> This HIS was lodged with the Department of Planning as part of the Part 3A application for approval for the redevelopment.

## **Appendix A**

October 2012 comparison plans and sections showing the approved plans and the proposal superimposed. (NB drawings attached include; D-08 B, D-08 C, D-09 B, D-09 C, D-17C Comparison, D-12 B, D-12 C, D-02 E)



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# SCG STAGE 2: NORTHERN STAND

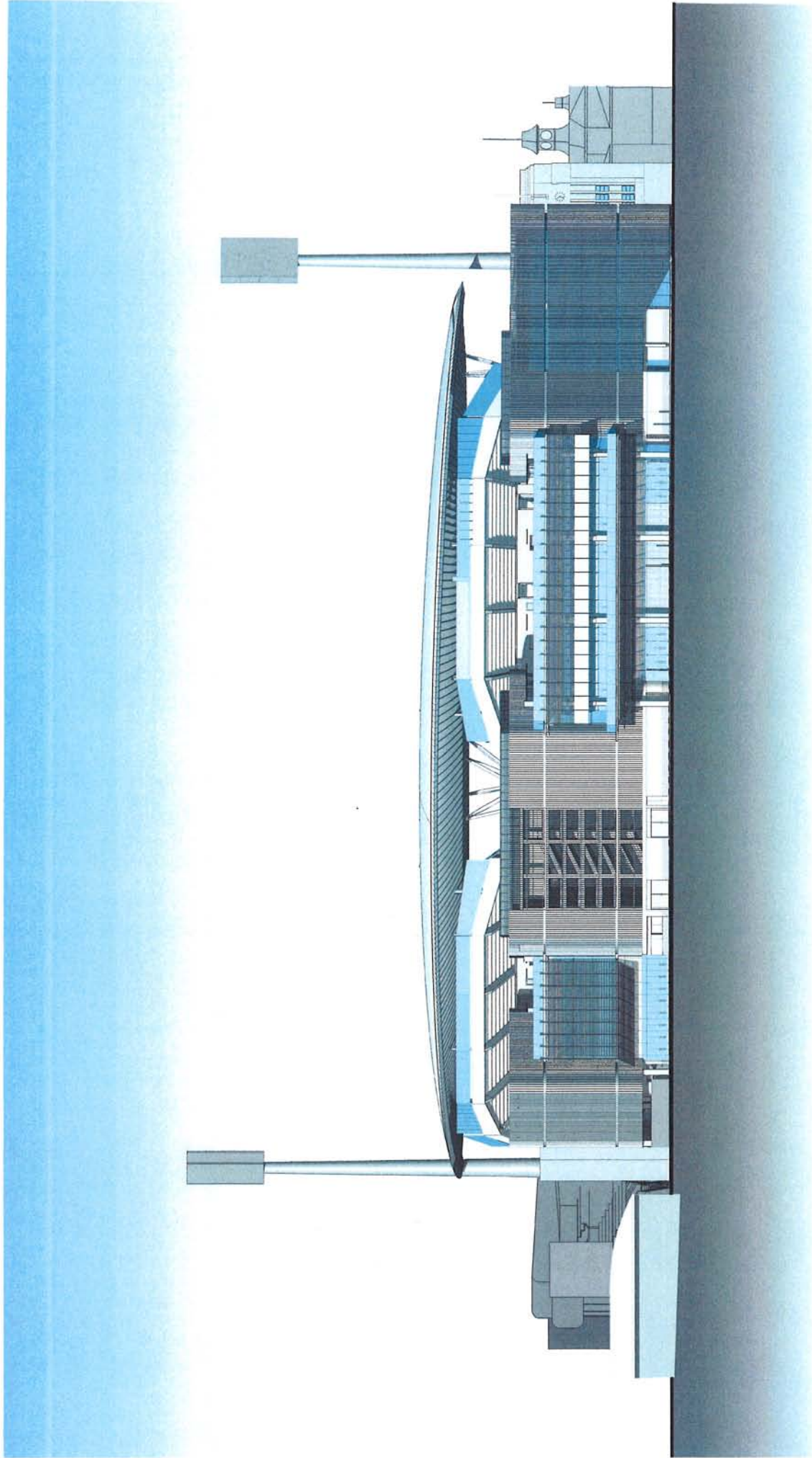
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Drawing Title NORTH ELEVATION

Drawing Number D-088

Date FEB-2012



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# SCG STAGE 2: NORTHERN STAND

SYDNEY CRICKET GROUND, PADDINGTON

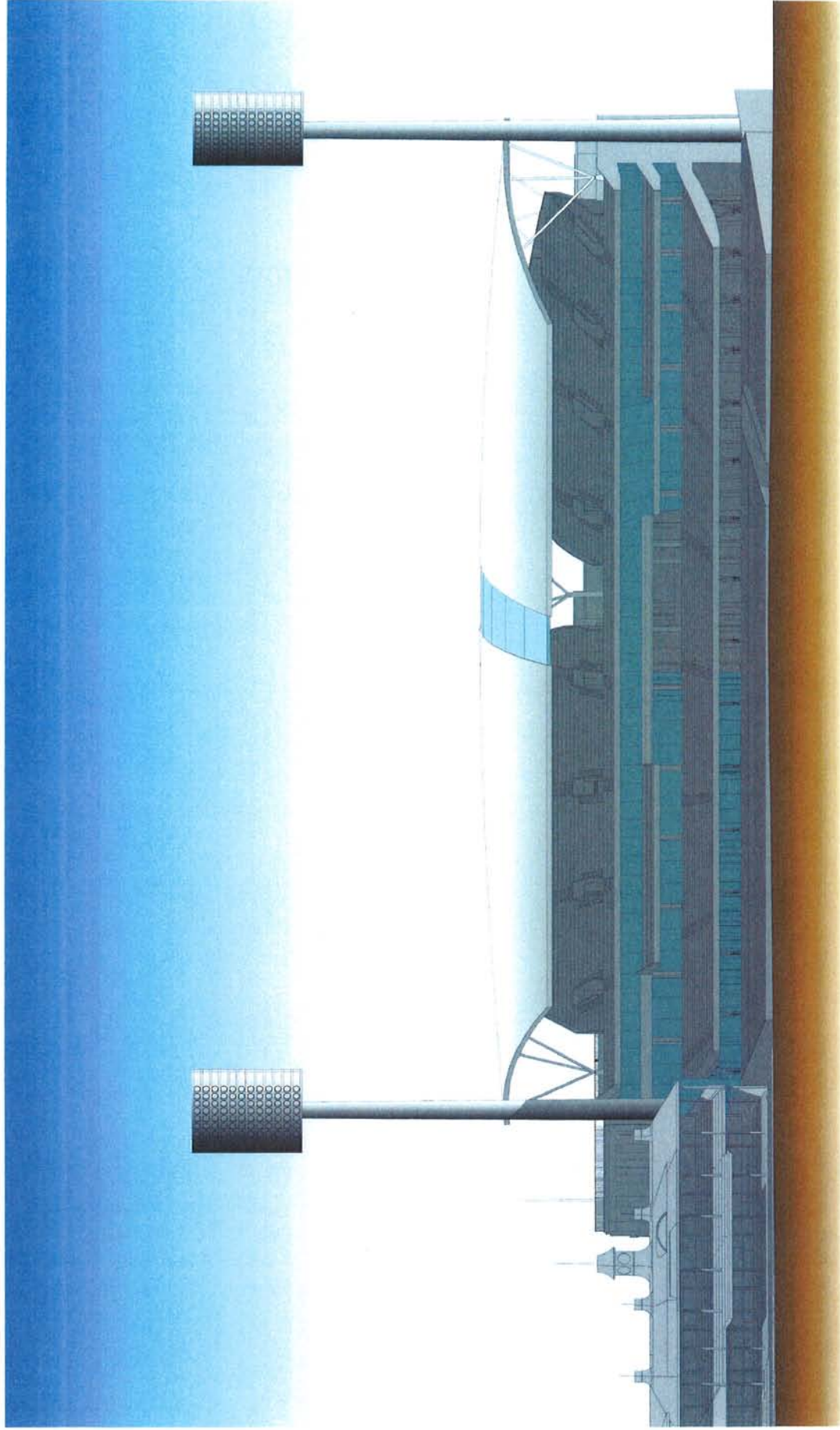
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Drawing Title NORTH ELEVATION

Drawing Number D-08C

Date 15/10/2012





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# SCG STAGE 2: NORTHERN STAND

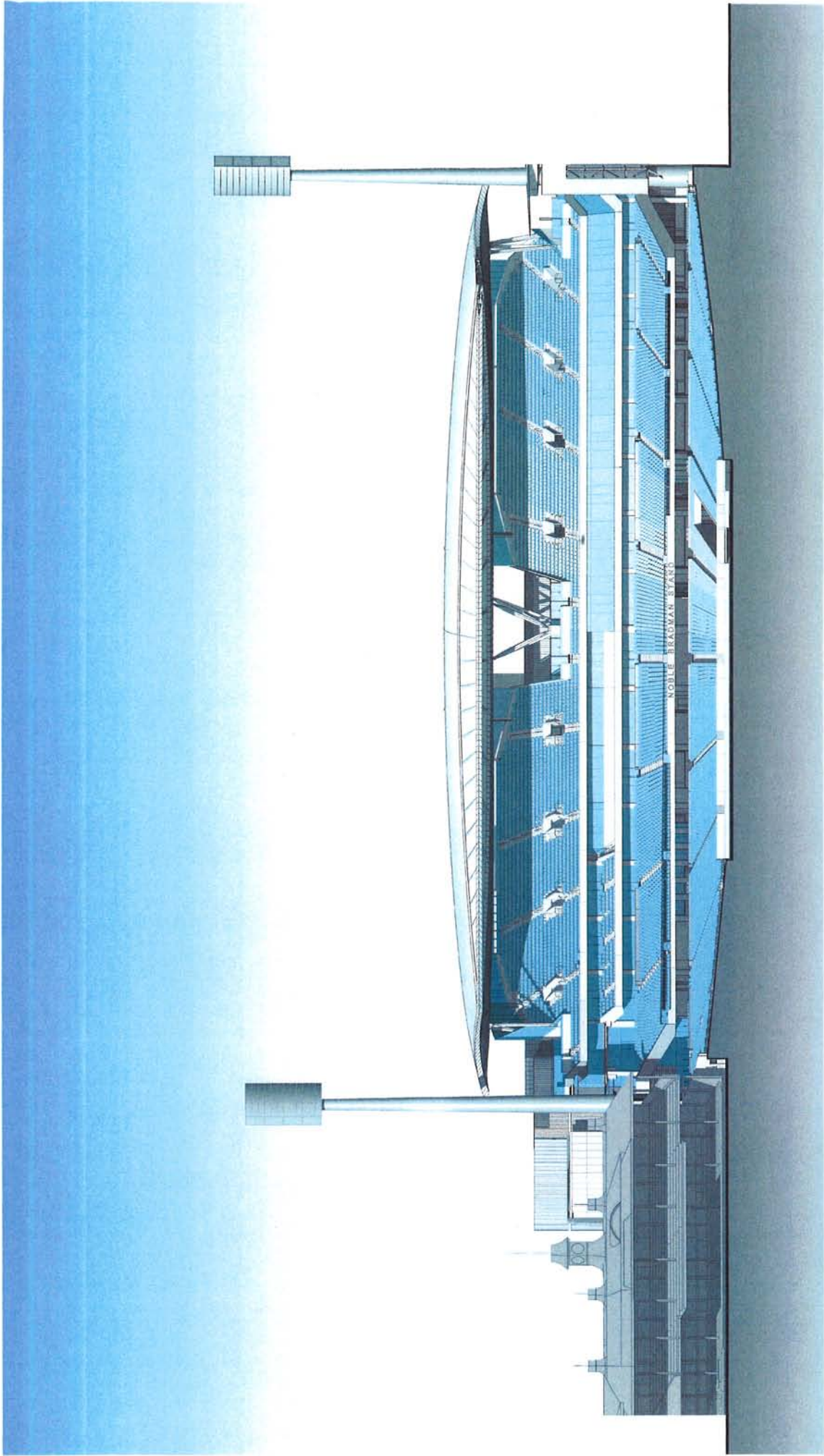
SYDNEY CRICKET GROUND, PADDINGTON

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Drawing Title SOUTH ELEVATION

Drawing Number D-098

Date FEB-2012



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# SCG STAGE 2: NORTHERN STAND

SYDNEY CRICKET GROUND, PADDINGTON

1:250@A1 / 1:500@A3

Drawing Title: SOUTH ELEVATION  
 Drawing Number: D-09C  
 Date: 15/10/2012



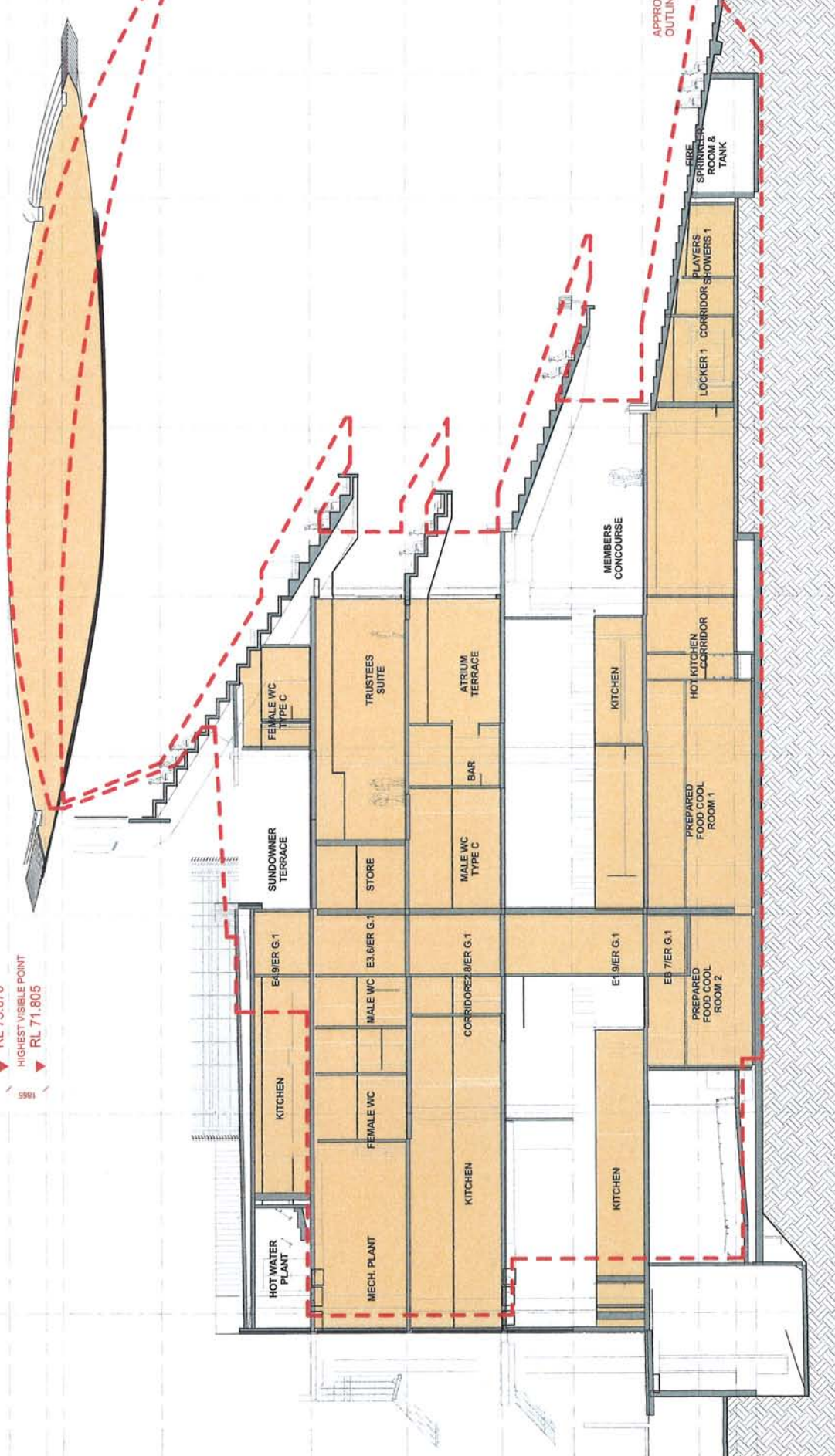
R-01 R-02 R-03 R-04 R-05 R-06 R-07 R-08 R-09

APPROVED TOP OF ROOF  
RL 73.670  
HIGHEST VISIBLE POINT  
RL 71.805

TOP OF FASCIA  
RL 70.950  
TOP OF FASCIA  
RL 65.960

LEVEL 3  
RL 58.430  
LEVEL 2.5  
RL 53.630  
LEVEL 2  
RL 48.830  
MEZZANINE LEVEL  
RL 45.230  
LEVEL 1  
RL 41.630

APPROVED STAND  
OUTLINE - DASHED



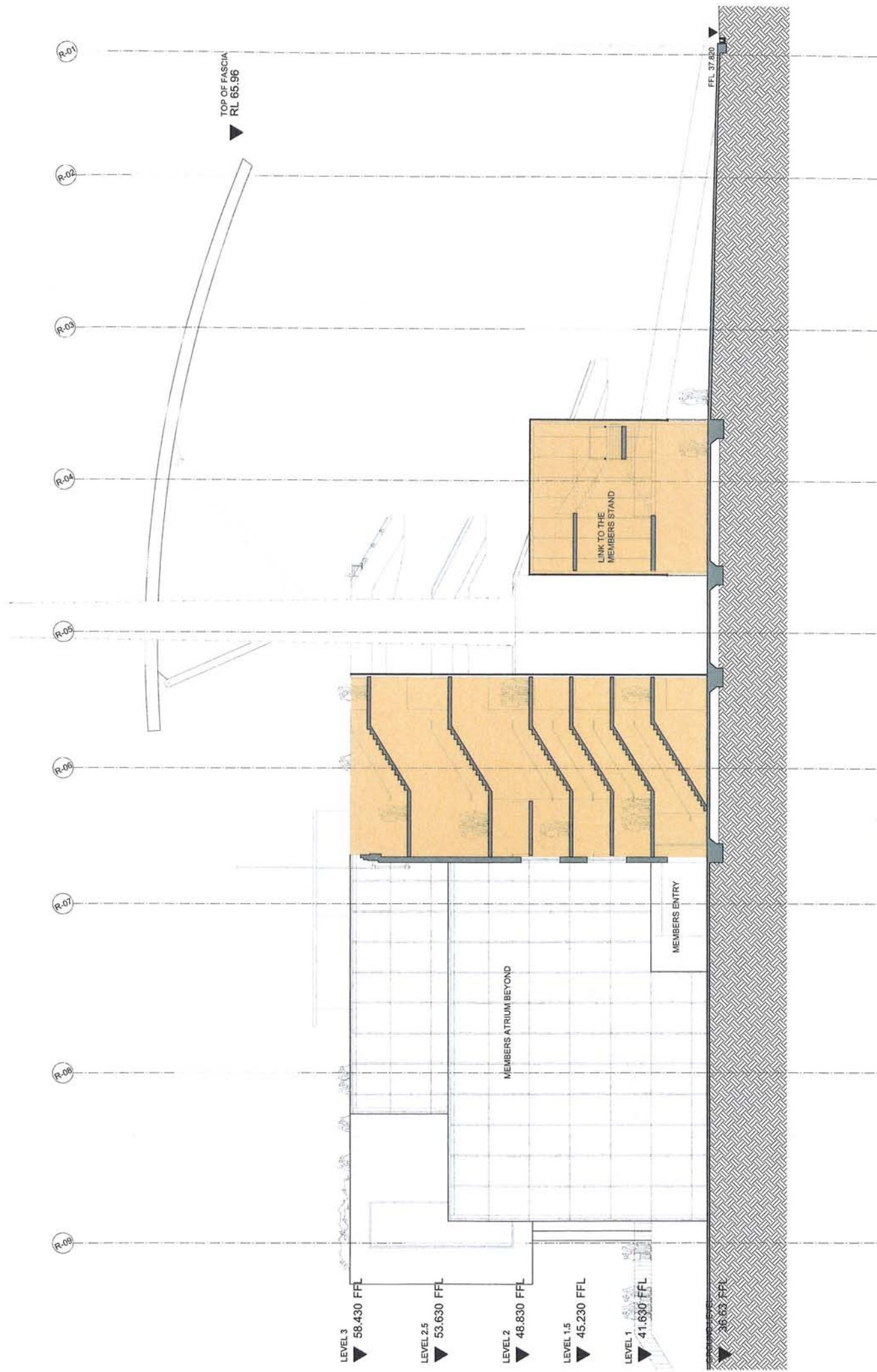
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# SCG STAGE 2: NORTHERN STAND

Drawing Title  
SECTION H-H  
Drawing Number  
D-17C - COMPARISON  
Date  
15/10/2012

1:250@A1 / 1:500@A3  
SYDNEY CRICKET GROUND, PADDINGTON  
City Architectural Pty Ltd (Pty) Ltd 1001 1001



**SCG STAGE 2: NORTHERN STAND**

SYDNEY CRICKET GROUND, PADDINGTON

1:100@A1 / 1:200@A3

SECTION C-C

Drawing Number D-12B

Date FEB-2012

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**COX**

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R-01 R-02 R-03 R-04 R-05 R-06 R-07 R-08

TOP OF FASCIA  
▼ RL 70.950

LEVEL 3  
▼ RL 58.430

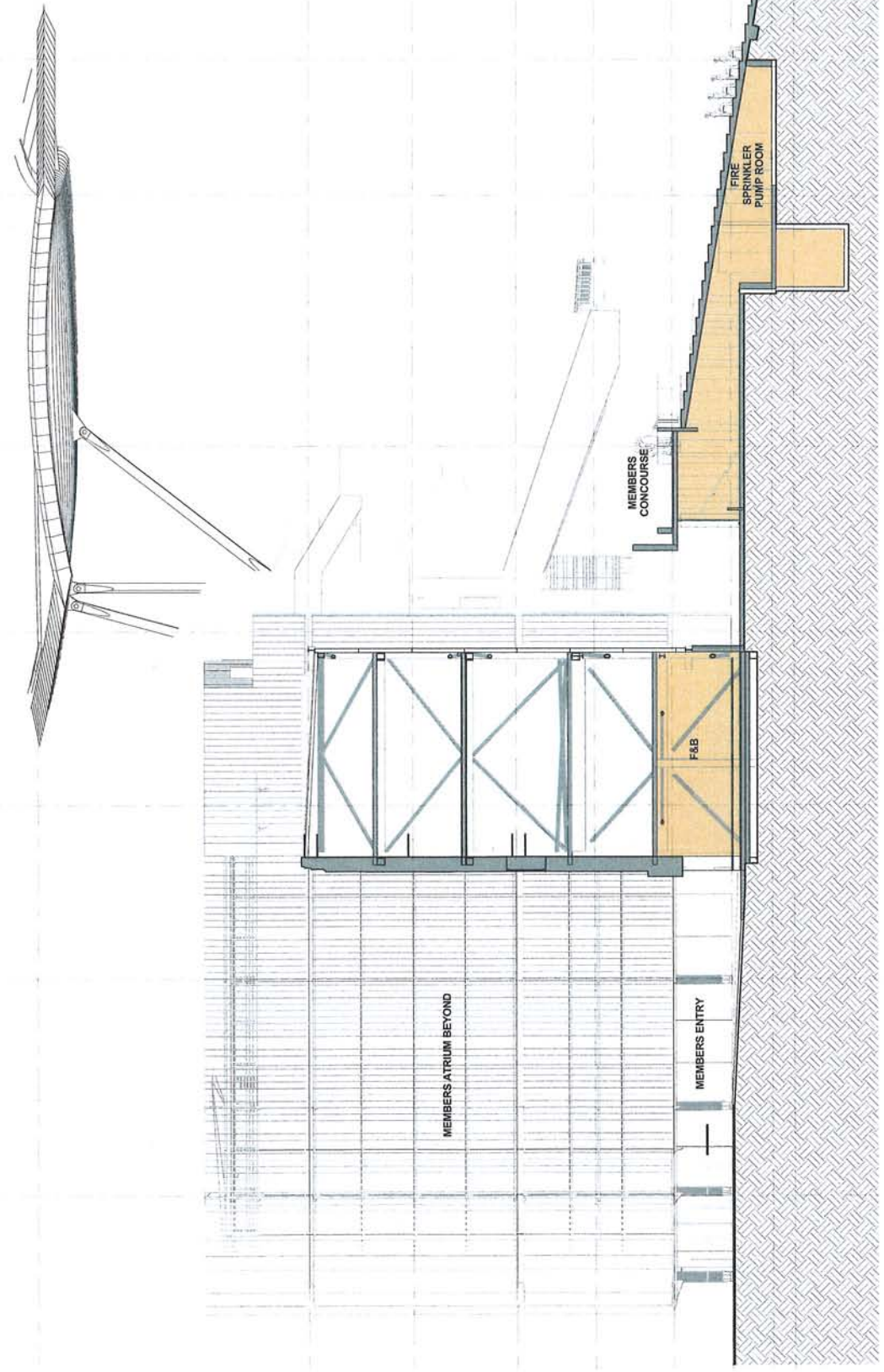
LEVEL 2.5  
▼ RL 53.630

LEVEL 2  
▼ RL 48.830

MEZZANINE LEVEL  
▼ RL 45.230

LEVEL 1  
▼ RL 41.630

GROUND LEVEL  
▼ RL 37.030



Drawing Title  
**SECTION C-C**  
Drawing Number  
**D-12C**  
Date  
**15/10/2012**

# SCG STAGE 2: NORTHERN STAND

1:250@A1 / 1:500@A3

SYDNEY CRICKET GROUND, PADDINGTON



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