



Planning &
Infrastructure

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

MP08_0103 MOD 3

**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

February 2013

© Crown copyright 2013
Published February 2013
NSW Department of Planning & Infrastructure
www.planning.nsw.gov.au

Disclaimer:

While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

TABLE OF CONTENTS

1. BACKGROUND	2
1.1 The Site	2
1.2 Major Project Approval	3
1.3 Modification 1	4
1.4 Modification 2	4
2. PROPOSED MODIFICATION	6
3. STATUTORY CONTEXT	8
3.1 Continuing Operation of Part 3A to Modify Approvals	8
3.2 Modification of the Minister's Approval	8
3.3 Environmental Assessment Requirements (DGRs)	8
3.4 Delegated Authority	8
4. CONSULTATION AND SUBMISSIONS	9
4.1 Heritage Council of NSW	9
4.2 Centennial Park and Moore Park Trust	10
5. ASSESSMENT	11
5.1 Bulk and Scale and Visual Impacts	11
5.2 Heritage Values	12
5.3 Shadow Impacts	12
5.4 Additional Floorspace	12
5.5 Impact on the FOX Studios	13
5.6 Overall Assessment of Modifications Comparison	13
6. CONCLUSIONS	15
7. RECOMMENDATIONS	15
APPENDIX A MODIFICATION REQUEST	17
APPENDIX B AGENCY SUBMISSIONS	18
APPENDIX C RECOMMENDED MODIFYING INSTRUMENT	19

This Application seeks to modify the Project Approval for the demolition of the MA Noble Stand, the Bradman Stand and the upper section of the Daily Messenger Stand and the construction of a new grandstand and associated facilities at the Sydney Cricket Ground.

The site encompasses the northern and north-eastern part of Lot 1530 DP 752011 known as the Sydney Cricket Ground (SCG) and forms part of the Moore Park Precinct. The site is bound by Moore Park Road to the north, Paddington Lane and Lottie Lyle Avenue to the east, John Hargreaves Avenue to the south and Driver Avenue to the west. The Fox Studios complex is located along the eastern and southern boundaries of the SCG site.

An aerial satellite view of the Sydney Olympic Stadium and its surroundings. The stadium is a large, circular, white structure with a green field in the center. It is located next to the Sydney Cricket & Sports Ground Trust, which is a large, oval-shaped green field. The area is surrounded by dense urban development, including residential streets and commercial buildings. The Sydney Harbour Bridge is visible in the background. The Google Earth logo is in the bottom right corner.

Figure 1: The site and locality (Source: Google Earth 2012)

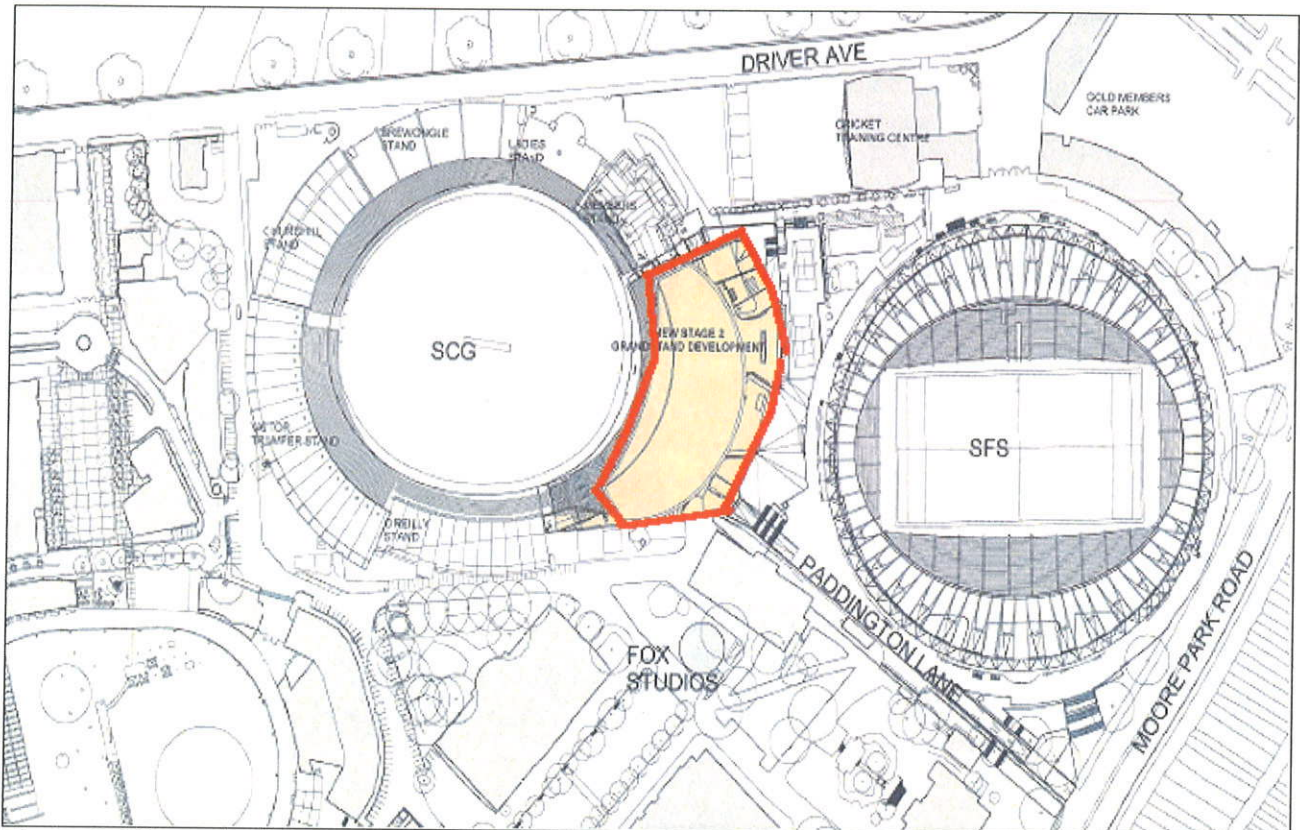


Figure 2: Site and adjoining developments in SCG Precinct (Source: EA for MP08_0103-Mod3)

1.2 Major Project Approval

The then Minister for Planning approved Project Application MP08_0103 which proposed 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, 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 development approved under MP08_0103 is shown in **Figure 3**.



Figure 3: Northern view of original approved Stand from playing field (Source: EA MP08_0103)

1.3 Modification 1

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 of the following modifications:

- Total internal floor space increased to approximately 18,650m² (representing an increase of 4,350m² or 30% increase);
- 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.

1.4 Modification 2

Modification 2 to MP08_0103 was approved by the Executive Director, Major Projects Assessment, as delegate for the Minister for Planning and Infrastructure on 19 April 2012 and comprised modification of the following:

- Ground floor extended to the north by approximately 20 metres, encroaching over existing tennis courts, to accommodate new service areas, additional 320m² 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;
- Total internal floor space of approximately 25,980m², representing an increase of 7,330m²;
- Internal modifications entailing the following:
 - Level one extension of floor area to 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 725m² of floor space 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 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;
- Roof height raised from RL68.96 to RL74.26, being an increase of 5.30 metres, and 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 realigned and reduced from 4 to 2 and the landscaped strip around the courts removed; and
- An originally approved stand encroachment over the Fox Studios land was deleted.

The approved MOD2 development is shown in **Figure 4**.



Figure 4: Northern View of Mod2 Stand proposal (Source: EA-MP08_0103-MOD2)

2. PROPOSED MODIFICATION

On 19 November, 2012, 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 seeks to increase the building footprint of the new stand to the north along with internal modifications. The Proponent has advised that the proposed modification responds to current marketing demands for such facilities. In particular the following will be carried out:

- Ground floor extended to north by approximately 5 metres to accommodate service areas, relocate Members facilities to upper level, and modified vehicular access around the facility;
- Removal of the approved two storey pedestrian link between member's pavilion and the proposed stand;
- Seating for 13,360 patrons as originally conditionally approved;
- Retention of Light Tower 6 and relocation of Light Tower 1 approximately 30 metres to the south of its current location;
- Retention of the western clock tower of the Noble Stand as a free standing element;
- Re-orientation of the proposed video/electronic scoreboard which will partially overhang Centennial Park and Moore Park Trust land;
- Total internal floor space of approximately 26,327m² representing an increase of 347m²; and
- Internal modifications entailing the following:
 - Realignment of tractor chute and relocation of service driveway to building edge;
 - Relocation of the members entry and press facilities from the ground level to a newly created upper ground level;
 - Level one expanded to fill building edges, increase in size of the members entry atrium and eastern public and members entries reconfigured;
 - Level one mezzanine deleted and replaced with stair circulation;
 - Increased floor space on level two towards the north, reconfigured members facilities, reduction in the food court area and modification of the building edges;
 - New level two mezzanine providing for reconfigured media accommodation, Trustee's and Corporate Suites and increased service corridor areas;
 - Increased outdoor terrace on level three, increased garden terrace area and increased service/plant room areas; and
 - Re-configuration of seating arrangements on level four.

The new roof design provides an improved engineering solution and more aerodynamic roof form and is a similar scale to that currently approved. The approved maximum roof height has been maintained (RL74.26).

The modification allows for the relocation of the approved electronic scoreboard with the southern end of the screen proposed to overhang the boundary with Centennial Park and Moore Park Trust. This overhang is limited to the area of land that is currently leased by the Sydney Cricket Ground and Sports Ground Trust from the Centennial Park and Moore Park Trust. The Centennial Park and Moore Park Trust has no objection to the proposal subject to no advertising projecting towards the Fox studios land.

The relationship of the site within the SCG to the Sydney Football Stadium is illustrated in the montage at **Figure 5**. The proposed modified development is depicted in the elevations at **Figures 6 and 7** and the approved and proposed stand montages at **Figures 8 and 9**.

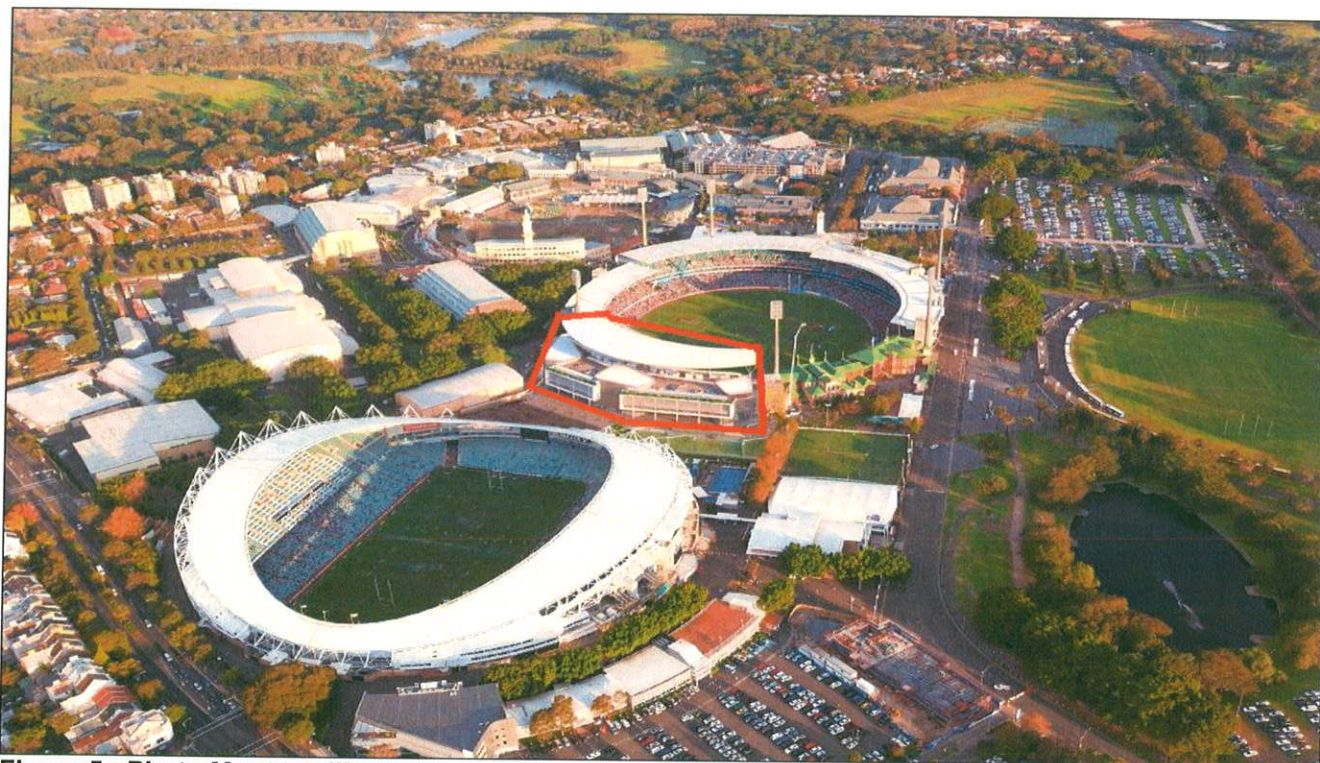
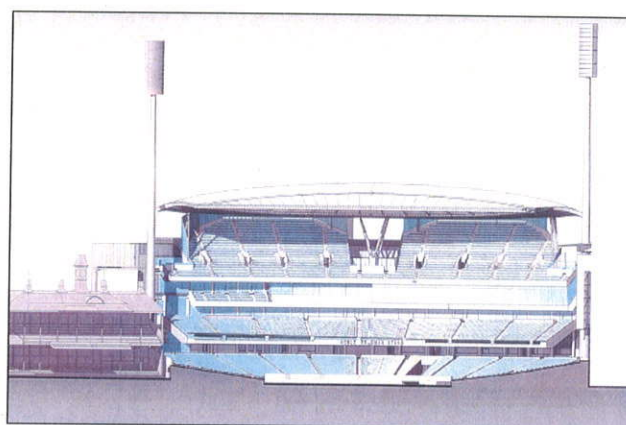


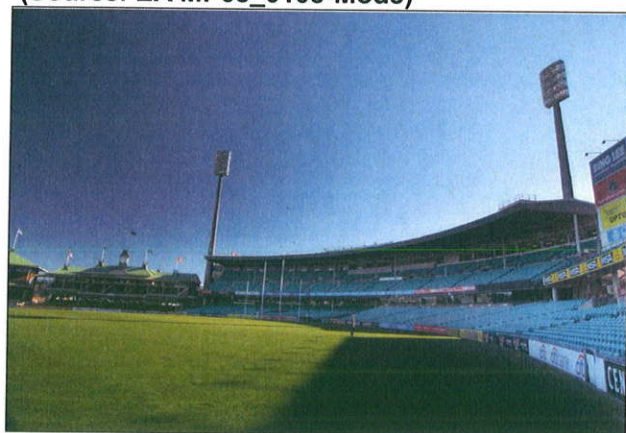
Figure 5 : Photo Montage illustrating relationship between Sydney Cricket Ground and Sydney Football Stadium. New Stand positioning outlined in red. (Source: EA MP08_0103-Mod2)



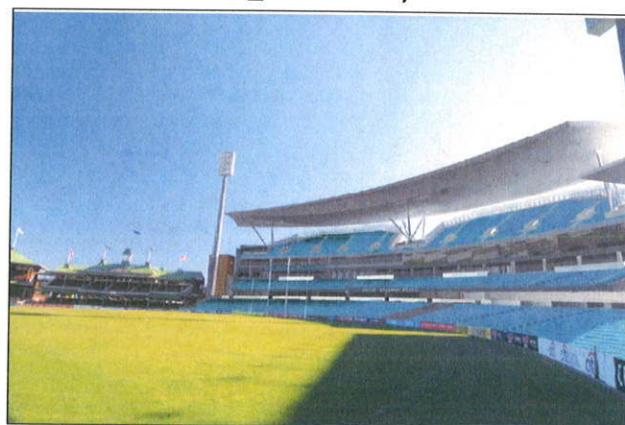
**Figure 6: Rear Elevation of Stand from SFS
(Source: EA MP08_0103-Mod3)**



**Figure 7: Front Elevation from Playing Field
(Source: EA MP08_0103-Mod3)**



**Figure 8: 2009 approved Stand view from field
(Source: EA MP08_0103-Mod2)**



**Figure 9: Proposed Stand view from field
(Source: EA MP08_0103-Mod3)**

3. STATUTORY CONTEXT

3.1 Continuing Operation of Part 3A to Modify Approvals

In accordance with clause 3 of Schedule 6A of the Environmental Planning and Assessment Act, 1979 (EP&A Act), Section 75W, 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

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. In this instance, the proposal seeks to modify conditions, introduce new conditions and modify the original approved structure form, 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 Director's within the Major Projects Assessment division in cases where:

- the council has not made an objection; and
- there are less than 10 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 objected to the proposal. 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 Director, Metropolitan and Regional Projects South, under delegation.

4. CONSULTATION AND SUBMISSIONS

Under Section 75X(2) (f) of the EP&A Act, the Director General is required 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 it will result in a modification of the approved roof form and increases in the approved building footprint. On this basis the City of Sydney Council, Roads and Maritime Services, Heritage Council of NSW, Fox Studios and Centennial Parklands Trust, as well as 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.

No public submissions were received and three submissions were received from agencies. The City of Sydney Council raised no issues with the proposed modification. The remaining submissions are included in **Appendix B**, and are discussed below.

4.1 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. The Heritage Branch recommended conditions and modifications to the approved Statement of Commitments requiring consultation with the Heritage Council on a number of issues prior to the commencement of works. The Heritage Branch's comments and the Department's assessment is outlined in **Table 1** below:

TABLE 1: Heritage Branch comments and Department's Assessment:

Heritage Council Comments	Department Assessment and Actions
General Conditions	
1. The interpretation plan (Stage 2 & 3) for the site should be referred to the Heritage Council for comment.	Agreed. Proponent accepts condition. Existing Condition B13(c) , introduced as part of Modification 2 approval, currently addresses this matter.
2. The Heritage Council is to provide comment at the final design phase on the articulation, materials and colour of the new stand to ensure that they are sympathetic to adjacent heritage items.	Agreed. Proponent accepts condition. Existing Condition B13(b)(i) , introduced as part of Modification 2 approval, currently addresses this matter.
3. The landscape design should be referred to the Heritage Council for comment,	Agreed. Proponent accepts condition. Existing Condition B13(b)(iii) , introduced as part of Modification 2 approval, currently addresses this matter.
4. 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.	Agreed. Proponent accepts condition. Existing Condition C15(c) , introduced as part of Modification 2 approval, currently addresses this matter.
5. The mitigation measures detailed in the Heritage Impact Assessment prepared by Godden Mackay Logan must be implemented.	Agreed. Proponent accepts condition. Existing Condition B13(a) , introduced as part of Modification 2 approval, currently addresses this matter.

Based on the above assessment, it is evident that the conditions requested by the Heritage Branch are addressed in the existing conditions of approval and that no additional conditions are required.

4.2 Centennial Park and Moore Park Trust

The Centennial Park and Moore Park Trust raised no objection to the proposal subject to the encroachment onto their land being limited to the overhang for the electronic scoreboard.

In order for Centennial Park and Moore Park Trust to accept this encroachment the Trust required the following:

1. Fox Studios, as leasee of the adjacent land owned by the Centennial Park and Moore Park Trust, does not objected to the proposed encroachment;
2. An easement for the overhang is registered on the land, promptly after completion of the proposed SCG Northern Stand development;
3. No advertising will be attached to the encroachments (which will be visible from outside of the SCG); and
4. Sydney Cricket and Sports Ground Trust pay the Centennial Park and Moore Park Trust's out of pocket expenses, including any survey or legal costs in connection with the proposed Northern Stand development, and those relating to the registered easement.

The Department has considered these conditions and provides the following comments:

- Fox Studios was notified as part of the notification of this modification application and no submission has been received;
- An easement for any overhang of an adjoining property boundary is reasonable and is recommended for inclusion as a condition on the modified instrument;
- This condition will also require that the creation and cost of the easement is to be borne by the Proponent; and
- As the proposed works will encroach over an adjoining property boundary it is reasonable to require that no advertising materials be displayed on the portion of the sign fronting the adjoining lands. This is will be a requirement of a condition to be imposed on the modified instrument.

The issues raised by the Centennial Park and Moore Park Trust can be addressed through the imposition of appropriate conditions of approval. (Refer to conditions **A1, B1 and D1**).

5. ASSESSMENT

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

- Bulk and scale and visual impacts;
- Heritage values;
- Shadow impacts;
- Additional floor space; 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 5m further to the north than that currently approved and being approximately 22m in height at the rear of the proposed new additions. This area was vacant under previous approvals and it is located at the rear of the stand. The majority of the proposed works are within the boundaries of the Trust's lands with the exception of the proposed overhang of the electronic scoreboard onto the neighbouring Centennial Park and Moore Park Trust land. The proposed works will be screened to the north by the existing Sydney Football Stadium.

The proposed structure provides a sweeping roof form that maintains the approved roof height of RL:74.26m. The Proponent contends that the modified roof will not create any additional environmental impacts and would not be a perceivable change when viewed externally from the site. In particular:

- the roof is now closer to the playing fields and within other built forms of the SCG;
- the roof is accommodated totally within SCG lands and further away from Fox Studios land; and
- the roof materials are transparent at the front edge which assists in reducing the visual appearance of the roof.

The approved maximum roof height of RL74.26m will not be changed. The Proponent contends that the modification results in a more aerodynamic roof form which is less visibly intrusive, provides more weather protection for patrons and provides for suitable drainage. To a passing observer the roof height is similar to that originally approved in 2009 as the turned down ends of the structure would be comparable to the originally approved roof edge levels. The Department is satisfied that visual impacts are acceptable as the works are contained within the stadiums precinct, the height is unchanged and the modifications do not significantly alter the bulk of the built form.

The modification involves an increase in floor space by approximately 347m² (from 25,980m² to 26,327m²), over four levels of the Stand to the north towards the Sydney Football Stadium (SFS). This increase primarily occurs at the ground, second-mezzanine and third levels of the stand and is generally located towards the rear. The increase in floor plates does not impact the amenity of neighbouring properties and will not alter the overall seating capacity of the SCG.

The proposed additional floor space is contained solely on the Trust's land. There is a small encroachment over an adjoining property boundary and into the Fox Studio complex to accommodate the proposed electronic scoreboard. There has been no objection to this encroachment by the lessee (Fox Studios) or the landowner (Centennial Park and Moore Park Trust) subject to the creation of an easement over the encroachment and that all costs and works associated with the easement to accommodate the scoreboard overhang being borne by the Proponent. This is a reasonable request and a condition has been recommended accordingly (Refer **Condition D1**).

5.2 Heritage Values

The proposal is supported by a Heritage Impact Assessment prepared by Godden Mackay Logan. The Heritage Impact Assessment concludes that the proposed modifications would not significantly

impact upon the heritage value of items on this site. The Assessment acknowledges that the modification works involve retention of Light Tower 6 in its existing location, exclusion of the approved two story link through to the members pavilion, retention of the western clock tower of the Noble Stand, relocation of the electronic scoreboard, 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. As detailed previously in this report, the Heritage Branch raised no objection to the proposed modification.

In order to mitigate potential heritage impacts the Heritage Impact Assessment makes the following recommendations:

1. Retention of existing approval commitments which have been or will be implemented including:
 - 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 draft Conservation management Plan for SCG to provide context for ongoing development of the site; and
4. Selection of materials and colours of the west and south elevations of the Western Tower to retain its prominence and character.

The Heritage Council of NSW advised that the proposed modifications are reasonable subject to standard conditions and compliance with the proposed mitigation measures as outlined in Heritage Impact Assessment. The conditions requested have previously been included in the Instrument of Approval under Modification 2.

5.3 Shadow Impacts

As the new stand is positioned to the north of the oval, the majority of overshadowing resulting from the modification will fall onto the SCG proper. During late afternoon, shadows will also fall onto the Fox Studios site.

An assessment by the Department has revealed that the extent of shadowing impact is comparable to the extent of impact of the built form previously approved.

The Department considers that the potential overshadowing impacts are acceptable as the proposed height does not alter and the works are contained within the site and to the north, ensuring that neighbouring private properties will not be adversely impacted.

5.4 Additional Floor Space

There are no floor space restrictions applicable to the SCG therefore the Department has assessed the bulk and scale of the development on its merits.

The proposal will result in an increase in floor space as detailed in the following:

- Original approved development = 14,300m²;
- Modification 1 = increased to 18,650m²;
- Modification 2 = increased to 25,980m²;
- Modification 3 = proposed increase to 26,327m². This represents a 1.3% increase on the floor space approved as part of the Stand redevelopment under Modification 2.

The increase in floor space is acceptable given that:

- The modification remains primarily for the development of new stands with similar footprints to that already approved;
- The additional floor space accommodates improved circulation areas;
- The additional floor space is generally confined to the rear of the stand (and within the new mezzanine levels) and does not have an environmental impact on the surrounding environment;
- The modification provides for improved eating and bar areas; and
- The increased floor space will not increase the seating capacity of the SCG which will remain restricted to 48,000 seats.

The Department is satisfied that there are no new impacts arising from the additional floor space and recommends that the modification be approved.

5.5 Impact on the FOX Studios site

All works associated with the modification are within the SCG grounds, except for the encroachment of the electronic scoreboard. It is anticipated that the proposal will have no direct impact on the Fox Studios site in terms of access apart from possible construction area fencing/hoarding and overhead works.

All demolition and construction works are to be managed in accordance with the original approval. This includes compliance with conditions relating to noise and vibration monitoring and regular update meetings to discuss construction impacts on the day to day activities of the Fox Studio site.

5.6 Overall Assessment of Modification Components

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
Stadium Form and Facilities		
Deletion of the two storey link between the Member's pavilion and the new stand	No objection to the deletion of the connection between the Members Pavilion and the proposed stand. The Heritage Council has raised no objection. Options would remain available for a connection to be considered between the two stands in the future.	Yes
Redesign of the Member's entrance and atrium, including removal of two storey connection	No objection to the deletion of the connection between the members entrance and the proposed atrium. The Heritage Council has raised no objection. Options would remain available for a connection to be considered between the two facilities in the future.	Yes
Retention of the western clock tower of the Noble Stand as a free standing element instead of its integration into the	No objection to the retention of the Clock Tower. The Heritage Council has raised no objection .	Yes

REQUESTED MODIFICATION	DEPARTMENT'S CONSIDERATION	SUPPORTED
Member's entrance/atrium		
Light Tower 1 moved 15m to the north	No objection to the relocation of the Light Tower. The Heritage Council has raised no objection.	Yes
Retention of Light Tower 6	No objection to the retention of the Light Tower. The Heritage Council has raised no objection.	Yes
New roof design	No objection to the modified roof design. The roof form change is necessary to provide a gravity feed stormwater drainage system. The design does not increase the approved height and will provide adequate weather protection for patrons.	Yes
Re-orientation of the electronic scoreboard such that it projects beyond the SCG boundary	The electronic scoreboard has been designed to suspend over the property boundary. The original scoreboard on site, now demolished, had also projected over the boundary but to a greater extent than that now proposed. No objection is raised to this overhang by the adjoining land owner Centennial Park and Moore Park Trust, or the leasee Fox Studios, subject to suitable conditions being imposed requiring the Proponent to bear any costs associated with creation of a legal easement for the encroachment and a restriction on advertising material. The scoreboard overhang of the adjoining lands is considered acceptable as: 1. the adjoining landowner has raised no objection to the encroachment; 2. suitable conditions can be imposed to create an easement, re-imburse costs to the adjoining landowner and to restrict advertisements; and 3. the proposed scoreboard will encroach into the neighbouring airspace by an area less than that originally occurring or the overhang approved under the original 2009 redevelopment consent.	Yes

The Department concludes that the proposed works are minor in nature, consistent with the development form that was originally approved, and will not impose adverse impacts on the local community. Therefore, it is recommended that the modification be approved.

6. CONCLUSIONS

The Department has assessed the application on its merits and concludes that the proposal is essentially the same development to that as originally approved, being a spectator stand replacing three existing stands and accommodating a maximum of 13,360 spectators.

The total floor area will increase by 1.3% when compared to that approved under Modification 2 and the Department notes that this additional floor area includes improved circulation areas and eating and bar facilities. The additional floor area will not result in any increased external amenity impacts as the spectator capacity remains the same, and therefore the traffic and patron management would remain the same for the venue.

All works associated with this modification remain within the SCG grounds, with the exception of the encroachment for the electronic scoreboard. It is also concluded that the modification will have no direct impact on the Fox Studios site. It is anticipated that all demolition and construction activities will be managed as per the original approval which includes conditions for noise and vibration monitoring and regular meetings to ensure minimal impacts on the day to day operations of the Fox Studio site.

The Department is satisfied that there are no significant impacts arising from the proposed modifications to the new stand and considers that the proposed modification should be approved subject to conditions.

7. RECOMMENDATION

It is recommended that the 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 3) (**Appendix C**).

Prepared by:



5/2/2013

Chris King
Assessment Planner
Metropolitan & Regional Projects South



5/2/13

Caroline Owen
A/Team Leader
Metropolitan and Regional Projects South



5/2/13

Karen Jones
Director
Metropolitan & Regional Projects South

APPENDIX A MODIFICATION REQUEST

See the Department's website at

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5103

APPENDIX B AGENCY SUBMISSIONS

See the Departments website at :

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4991

APPENDIX C RECOMMENDED MODIFYING INSTRUMENT
