



NEW BUILDINGS PROPOSED TO BE USED FOR FILM- AND TELEVISION-RELATED PURPOSES

BENT STREET FOX STUDIOS AUSTRALIA, MOORE PARK

REQUEST FOR DGR's FOR THE EIS TO ACCOMPANY A STATE SIGNIFICANT DEVELOPMENT APPLICATION

**Prepared for
Fox Studios Australia**

**By
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Table of Contents

1.	INTRODUCTION AND OVERVIEW.....	1
1.1	Purpose of this Report.....	1
1.2	Overview of the Proposal	1
1.3	Capital Investment Value.....	2
1.4	Approvals Framework.....	2
2.	SITE DESCRIPTION.....	4
2.1	Existing Building on the Site.....	4
2.2	Former Moore Park Showground	5
2.2.1	Components	5
2.2.2	Abbreviated history	5
2.2.3	Existing configuration	6
2.2.4	Precincts	6
2.3	Approved Masterplan	7
2.3.1	Overview	7
2.3.2	Changes to the Master Plan by way of subsequent DA's.....	7
2.3.3	Evolution of the Master Plan	7
2.3.4	Approved Master Plan floor space areas.....	7
2.3.5	Deed of Agreement.....	8
2.3.6	Fox Studios Australia	8
2.3.7	The Entertainment Quarter	8
2.4	Management Strategies.....	9
3.	THE PROPOSAL.....	10
3.1	Overview	10
3.2	Building to be Demolished	10
3.3	Excavation	11
3.4	Floor Space.....	11
3.5	Use.....	11
3.6	Construction Management.....	11
3.7	Heritage Principles.....	11
4.	LEGISLATIVE FRAMEWORK.....	12
4.1	Environmental Planning and Assessment Act 1979.....	12
4.2	State Environmental Planning Policies.....	12
4.2.1	State Environmental Planning Policy (State and Regional Development) 2011	12
4.2.2	State Environmental Planning Policy No. 55 (Remediation of Land)	13
4.2.3	State Environmental Planning Policy No. 47	13
5.	PRELIMINARY IMPACT ASSESSMENT	16
5.1	Overview	16
5.2	Impacts of Demolition.....	16

5.2.1	Heritage impacts	16
5.2.2	Other impacts	16
5.3	Impacts of excavation.....	16
5.4	Impacts of use	16
5.5	Impacts of New Building.....	16
5.5.1	Heritage impacts	16
5.5.2	Urban design impacts	17
5.5.3	View impacts	18
5.5.4	Overshadowing impacts.....	18
5.6	Services Impacts.....	18
5.7	Social and Economic Impacts.....	18
5.8	Traffic and Parking Impacts	18
5.9	Construction Impacts	19
6.	JUSTIFICATION	20
7.	CONSULTATION.....	21
8.	CONCLUSION	22

FIGURES

Figure 1:	Location
Figure 2:	Former Moore Park Showground
Figure 3:	Existing Master Plan, as amended
Figure 4:	Precincts
Figure 5A:	Aerial photograph – wider area
Figure 5B:	Aerial photograph – detail
Figure 6A:	SEPP 47 map
Figure 6B:	State Significant Development Site Map for Moore Park
Figure 7:	Alignment of Busby's Bore

APPENDICES

Appendix 1:	Preliminary DA floor plans and massing models
Appendix 2:	Architect's preliminary design statement
Appendix 3:	Quantity Surveyor's letter relating to the CIV of the proposal
Appendix 4:	Preliminary Heritage Assessment
Appendix 5:	SEPP 47
Appendix 6:	Original approved Masterplan diagram

1. INTRODUCTION AND OVERVIEW

1.1 Purpose of this Report

This report has been prepared to accompany a State Significant Development Application lodged pursuant to Section 78A(8A) of the *Environmental Planning and Assessment Act 1979* ("the Act") for a new building to be used for film- and television-related purposes on Bent Street in Fox Studios Australia, Moore Park.

The purpose of this report is to seek Director-General's Requirements ("DGR's") for the Environmental Impact Statement ("EIS") which will need to accompany the State Significant Development Application for the new building.

This report includes:-

- a description and analysis of the site and its context;
- a description of the proposed building;
- the statutory planning framework which applies to the proposed building and which establishes its permissibility;
- a preliminary identification and assessment of impacts associated with the proposed building;
- justification for the proposal;
- an outline of the consultation to be undertaken; and
- supporting preliminary DA plans, architect's design statement and heritage advice.

1.2 Overview of the Proposal

The proposal relates to land presently occupied by the former Bent Street Stand within Fox Studios Australia and by an adjacent grassed embankment within EQ. The location of Fox Studios Australia and of the land to which the proposal relates is shown on the various illustrative figures attached to this report.

The proposal comprises:-

- demolition of the former 'Bent Street Stand' building which presently exists on the site, but with appropriate protection of the fabric of the exposed shaft associated with Busby's Bore;
- site excavation as required (noting that no basement is proposed) and other preparatory works;
- construction of two new buildings containing around 8,202.5m² of gross floor area, to be used for film- and television-related purposes;
- creating a publicly accessible display and interpretative facility for Busby's Bore with access from EQ; and

- associated landscape, drainage and other works.

Preliminary DA floor plans and elevations are provided in **Appendix 1**. The architect's preliminary design statement is provided in **Appendix 2**.

The design intent is to provide much-needed additional floor space to accommodate a major film and television industry tenant within Fox Studios Australia (there is a waiting list of tenants for space within the studios) on the site of the former Bent Street Stand which was previously approved for demolition in the original Master Plan for the Moore Park Showground. The existing building is in a poor state of repair: the ornate facades were built as a temporary film set as part of the short-lived "Studio Tour". No other location within Fox Studios Australia can accommodate the additional floor space which is required.

1.3 Capital Investment Value

The Capital Investment Value of the proposed building, as defined in the *Environmental Planning and Assessment Regulation 2000*, will be well in excess of \$10 million (see **Appendix 3**).

1.4 Approvals Framework

State Environmental Planning Policy (State and Regional Development) 2011 ("the SRD SEPP") declares certain development of a particular class or description to be State Significant Development ("SSD"). Clause 8(1) and (2) of the SRD SEPP state:-

"8 Declaration of State significant development: section 89C

- (1) *Development is declared to be State significant development for the purposes of the Act if:*
 - (a) *the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
 - (b) *the development is specified in Schedule 1 or 2.*
- (2) *If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development (except so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development)."*

Schedule 2 of SRD SEPP as referred to in Clause 8(1)(b) above includes "Development at Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site". In this regard, Clause 7 in Schedule 2 states:-

- "7 Development at Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site Development on land identified as being within***

*Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums
Site on the State Significant Development Sites Map if:*

- (a) it has a capital investment value of more than \$10 million, or*
- (b) it is for the purposes of an event that is not a sporting event
on land described in Part 1 of Schedule 2 to the Sydney
Cricket and Sports Ground Act 1978.”*

The relevant State Significant Development Sites Map is provided in **Figure 5**.

Therefore, as the proposal has a CIV well in excess of \$10 million, and relates to land within the boundaries shown on the map in **Figure 6B**, it comprises SSD, in respect of which an EIS needs to be prepared. This report seeks the DGR's for the EIS.

Through the operation of the SRD SEPP, the Minister will be the consent authority for the proposal.

2. SITE DESCRIPTION

2.1 Existing Building on the Site

The site of the proposed new building is presently predominantly occupied in part by a building known as the Bent Street Stand and in part by a grassed embankment facing the Parade Ring. When the Royal Agricultural Society occupied the Moore Park Showground, the whole site comprised a stand with tiered levels overlooking the Parade Ring and various concessions beneath the tiers facing Bent Street, with a grassed bank adjacent to the Parade Ring.

In the Moore Park Showground Conservation Strategy, prepared in December 1995 by Godden Mackay, the Bent Street Stand was identified as having “low significance”. In the approved Masterplan (1996), the Bent Street Stand was identified for demolition. Demolition was subsequently approved in the consent to DA 37/96. That consent was subsequently modified, however, by DA 56/97, to permit the retention of the Bent Street Stand and its use and adaptation of part of what was then known as “the Backlot”.

Approved uses of the building include amenities, retail, storage, amusement and entertainment facilities, and studio tours. Following the demise of the Backlot and Studio tour, it was fitted out as offices and mixed service needs for film production.

In 1997 or thereabouts, the Bent Street Stand was adorned with a temporary façade in the form of a film set as part of the short-lived “Studio Tour”. The temporary façade remains in situ. It is in a poor state of repair. Despite its solid appearance, it is largely comprised of painted foam board panels on a steel frame.

At the rear of the building is a grassed embankment raised above the circular track which extends around the Parade Ring. (It is located on the opposite side of the Parade Ring from the markets and at some considerable distance from the shops, restaurants and cinemas within EQ and therefore is little, if ever, used by the public.) This grassed embankment is within EQ, the line of subdivision between EQ and Fox Studios Australia running at the rear of the Bent Street Stand. Fox Studios Australia intends to adjust the subdivision boundary, with the co-operation of the operators of EQ, so that the boundary logically runs along the outside edge of the track around the Parade Ring. The new building would then be wholly within Fox Studios Australia.

The grass embankment was identified in the Conservation Strategy as having some heritage significance, but as shown on the approved Masterplan in **Appendix 5**, it was not to be retained.

The boundaries of the site are identified on the various illustrative figures attached to this report. The site has an area of around 2,900m².

Running beneath the site, and as shown on **Figure 7**, is Busby’s Bore. When the Studio Tour operated, a display suite and interpretative facility for

Busby’s Bore was provided within the south-eastern part of the Bent Street Stand. It was accessible from Bent Street. When the Studio Tour closed and the Bent Street Stand became part Fox Studios Australia (i.e. the working studio precinct), public access to the display facility terminated [except on one day each year]. The proposal is to create a new

interpretative facility within the new building, accessed from the Parade Ring within EQ, so that it can more readily be appreciated by the public.

2.2 Former Moore Park Showground

2.2.1 Components

The land to which this report relates comprises part of the former Moore Park Showground at Moore Park. The former Moore Park Showground is now occupied in part by professional film studios, and in part by the Entertainment Quarter.

The professional film studios precinct is occupied and operated by Fox Studios Australia Pty Limited. The Entertainment Quarter precinct is occupied and operated by CFS Managed Property Limited as trustee of the Bent Street Trust. (The Bent Street Trust is managed by both CFS Managed Property Limited and Colonial First State Property Management on behalf of CFS Retail Trust and the Direct Property Investment Fund, which hold a ground lease over the Entertainment Quarter through the Bent Street Trust.)

Each of these two precincts comprises a separate parcel of land operated by a separate organisation. The boundaries of the precincts are shown on **Figure 4**. A minor adjustment is to be made to the precinct boundaries so that the whole of the site to which this proposal relates is within the working studios precinct (i.e. Fox Studios Australia).

2.2.2 Abbreviated history

The Agricultural Society established 10 acres within Moore Park in 1882, and held the first exhibition the same year. The initial area was bound by the Rifle Range, the Cricket Ground and the City Corporation's eastern boundary of Moore Park. Plantings and development occurred throughout the period from 1882 to 1901. By this time, the general layout that was to continue throughout the subsequent expansion of the site was established, the central focus being the grassed Parade Ring.

The Parade Ring was modified in the course of an 1886 building program that included an extension of the Trotting Track to the west of the Parade Ring, now Park Road. Bent Street has been the central circulation path around the exterior of the Parade Ring throughout the Showground's history.

A building program in 1912 resulted in the removal of the Main Pavilion and the erection of the Royal Agricultural Hall. The Showground expanded to the north between 1920 and 1937 including the creation of new squares and judging rings. In 1938 the Sesquicentenary celebrations led to a further building program which saw the addition of the Manufacturers Hall (Government Pavilion) and the Commemorative Pavilion.

Planning for the relocation of the Royal Agricultural Society to Homebush Bay began in 1988 and Fox Studios Australia assumed the lease of what by then had become the former Moore Park Showground in 1996, which saw the removal of various structures, the conservation of the buildings, spaces, road alignments, and landscapes of high heritage value, the construction of new buildings and modification of the road pattern.

2.2.3 Existing configuration

The location of existing buildings, pathways, roads, parking spaces and trees within the former Moore Park Showground is identified on the approved Master Plan, as amended (see **Figure 3**).

The site to which this application relates is located between Bent Street and the external track around the Parade Ring.

2.2.4 Precincts

The former Moore Park Showground is divided into two precincts (see **Figure 4**).

The original diagrammatic Master Plan forming part of the Master Plan Consent identified an indicative spatial configuration of buildings, car parking and landscaped areas on the former Moore Park Showground, and the proposed means of vehicular and pedestrian access thereto. It comprised three inter-related components:-

- a working studio;
- a studio tour/backlot; and
- family entertainment facilities.

Each of these components had its own locational and operational characteristics, but nevertheless formed part of an integrated campus-style professional film studio and entertainment facility, structured into two distinct precincts:-

- the working studio precinct; and
- the family entertainment precinct.

The delineation of the two precincts referred to above appeared on Figure 14 of the Statement of Environmental Effects submitted with the Master Plan development application. This figure showed:-

- a blue area, being the Working Studio Precinct; and
- a pink area, being the Family Entertainment Precinct (now referred to as the Entertainment Quarter), superimposed on the original diagrammatic Master Plan.

In the period 1996 to 2002, the boundaries between the working studio precinct and the family entertainment precinct became blurred as the redevelopment of the former Moore Park Showground progressed in accordance with the various development consents for detailed works and uses. Then, in April 2002, the Minister for Planning approved the subdivision of the former Moore Park Showground into two lots: one lot comprising the working studio precinct and the other lot comprising the family entertainment precinct. The subdivision boundary is shown on the approved Master Plan, as amended (see **Figure 2**). The precincts, as they notionally now exist, are shown on **Figure 4**. A minor boundary adjustment is required to place the whole of the site of the proposed new building into the Working Studio Precinct.

2.3 Approved Masterplan

2.3.1 Overview

The consent for the Master Plan DA relating to the former Moore Park Showground took effect from 3 May 1996 ("the Master Plan Consent"). The Master Plan Consent gives approval to the development (including land uses) outlined in Section 1.3 of the Master Plan DA Statement of Environmental Effects, and to the development concept, floor space, height and parking provisions identified elsewhere in the Master Plan Statement of Environmental Effects. The Master Plan Consent requires that detailed works and uses must be subject to further detailed DA's. the original approved Masterplan diagram is provided in **Appendix 6**.

2.3.2 Changes to the Master Plan by way of subsequent DA's

Numerous DA's for detailed works and uses have been approved since the Master Plan Consent was granted in 1996. Every time a DA for a detailed work or use has been approved at the former Moore Park Showground, to the extent that the proposal subject of that DA was inconsistent with the approved Master Plan (for example, in terms of the height, footprint, use or location of a building or buildings), then following appropriate assessment and consideration, the Master Plan Consent has been varied by a condition attached to the subsequent development consents. (Pursuant to Section 80A(1)(b) of the Act, a consent authority can impose a condition on a development consent requiring another development consent to be modified.)

Accordingly, previous development consents for detailed works and uses at the former Moore Park Showground which were inconsistent with any aspect or details of the Master Plan Consent generally comprised two schedules:-

- the first schedule setting out the conditions of consent for the detailed work or use which was approved by the consent; and
- the second schedule setting out how and in what way, the Master Plan Consent was modified.

2.3.3 Evolution of the Master Plan

Consequently, the detail of the Master Plan Consent has continuously evolved, although within the context of the land use approval for a professional film studio and an entertainment quarter, the latter comprising cinemas, shops, restaurants, cafes, bars and the like. With all these variations, the Master Plan Consent is now different from what was originally approved in 1996. Nevertheless, all of the variations to the Master Plan Consent have been approved by the Minister.

The consequence of these variations which have been made is that the originally approved Master Plan diagram has been changed (with approval) to that provided in **Figure 3**.

2.3.4 Approved Master Plan floor space areas

The Master Plan Consent, as amended, gives approval to the following floor space areas within each of the two precincts, as follows:-

- working studio precinct (Fox Studios): 67,500m²
- family entertainment precinct (EQ): 76,500m²
- Total floor space area: 144,000m²

The amount of existing floor space area in the working studio precinct is 58,838m², leaving 8,662m² yet to be developed. In EQ, there is presently 50,313m² of floor space, leaving 26,187m² yet to be developed.

2.3.5 Deed of Agreement

In 2003, the two lessees of the former Moore Park Showground, being CFS Management Property Ltd for the Entertainment Quarter and Fox Studios Australia Pty Ltd for the working studio precinct entered into a Deed of Agreement to define the rights of each party to the allocation of the remaining floor space across the site under SEPP 47. The agreement allocated a maximum of 67,500m² to the working studio (being 6,000m² less than what was previously permitted in the working studio) and 76,500m² to the Entertainment Quarter.

2.3.6 Fox Studios Australia

Fox Studios Australia comprises a world-class professional film studio with modern sound stages, workshops, full support facilities, and a range of film- and television-related offices and other activities. It is able to operate 24 hours per day, 7 days per week, when required.

Access is available (other than in emergencies) solely from Driver Avenue. Parking is available around the precinct, but mainly in the north-eastern corner of the studios adjacent to Furber Lane.

There is significant demand for floor space within Fox Studios Australia. There is currently a waiting list for film and television industry uses which want to move into the studios to take advantage of the synergies which arise through co-location of the complementary businesses.

2.3.7 The Entertainment Quarter

The Entertainment Quarter, formerly known as the Family Entertainment Precinct, today comprises cafes, two cinema complexes, film studios, media and film-related offices, restaurants, cinemas, themed attractions, shops and car parking.

Daytime visitors are attracted by children's entertainment, cafes and restaurants, shopping, cinemas and the special ambiance of the Parade Ring, which is used for markets, displays, and other special attractions. Night-time visitors are attracted by the restaurants, cinemas, entertainment facilities, a pub and by special events which take place both in the Parade Ring (such as Cirque du Soleil) and in adjacent venues. In this regard, the Entertainment Quarter is integrated with operations on adjacent sites including the Royal Hall of Industries and the Hordern Pavilion and is a popular destination for users of the Sydney Cricket Ground and Sydney Football Stadium.

The Entertainment Quarter provides around 2,130 car spaces. The main car park structure provides 2,000 spaces, of which 151 are currently reserved for tenants. However, the

majority of these are only reserved on week days between 7.00am and 7.00pm. Around 42 car spaces cater for disabled users.

Vehicular access into the Entertainment Quarter is from Errol Flynn Boulevard, off Lang Road via a signal-controlled intersection. Pedestrian access is also via Errol Flynn Boulevard but is also available from Chelmsford Avenue, off Driver Avenue. Pedestrian access is also generally available from Driver Avenue, between the Royal Hall of Industries and the Hordern Pavilion. Secure pedestrian access is available for employees of Fox Studios via gates adjacent to the former RAS Council Stand and at the rear of the former Suttor Stand.

2.4 Management Strategies

A key aspect of the Masterplan consent is the requirement that various management strategies be prepared prior to certain activities or actions taking place. These strategies and their current status are set out below.

Name of Strategy	Date	Date Approved
Construction and Construction Traffic Management Strategy	November 1996	04.12.96
Heritage Interpretation Strategy	October 1996	04.12.96
Noise Management Strategy - Part 1: Working Studio Precinct	November 1996	04.12.96
Noise Management Strategy - Part 2: Family Entertainment Precinct	March 1997	18.04.97
Outdoor Filming and Outdoor Events Management Strategy - Part A: Outdoor Filming	November 1996	04.12.97
Outdoor Filming and Outdoor Events Management Strategy - Part B: Outdoor Events	March 1997	18.04.97
Lighting Management Strategy - Part 1: Working Studio Precinct	November 1996	04.12.96
Lighting Management Strategy - Part 2: Family Entertainment Precinct	March 1997	18.04.97
Water Quality Drainage and Waste Management Strategy	November 1996	04.12.96
Construction Management Strategy	November 1996	04.12.96
Landscape Management Strategy	March 1997	18.04.97
Public Transport Management Strategy (currently under review)	August 1999	08.08.99
Parking Management Strategy	August 1999	08.08.99

Compliance with the above strategies has ensured that the environmental impacts of the activities to be undertaken on the former Moore Park Showground are reasonable, and that the amenity of surrounding residential properties has been preserved or enhanced.

In addition to the above strategies, an Archaeological Assessment and Zoning Management Plan and Parade Ring Plan of Management have also been approved.

3. THE PROPOSAL

3.1 Overview

Approval is sought for:-

- the demolition of the existing Bent Street Stand building but with appropriate protection of the exposed fabric of the shaft associated with Busby's Bore;
- site excavation as required (noting that no basement is proposed) and other preparatory works;
- construction of two new environmentally responsive buildings together containing a total of around 8,200m² of gross floor area to be used for film and television industry purposes;
- the creation of a publically accessible display and interpretation centre for Busby's Bore, to be accessed via the Parade Ring in EQ and
- associated landscaping, drainage and other works.

The preliminary floor plans and elevations are provided in **Appendix 1**. A preliminary design statement prepared by the project architects, Octavius, is provided in **Appendix 2**.

The new film and television industry tenant which will occupy the proposed buildings has an ultimate requirement for approximately 8,200m² of floor space. Their initial requirement may, however, be for only around 5,000m². This facilitates provision of the ultimate amount of required floor space in two adjacent but separate buildings, as are now proposed, allowing the smaller building to be leased in the interim by other film and television industry businesses.

The proposed buildings will address both Bent Street and the Parade Ring with appropriate setbacks at either end from the Suttor Stand and the Grandstand (although noting that the only original fabric remaining of the Grandstand is its façade along Bent Street and its clock tower. All the rest is new structure built in the late 1990's). There will be no encroachment into the track which extends around the perimeter of the Parade Ring.

The space between the two buildings will permit views from the Parade Ring through to the Commemorative Pavilion beyond and will facilitate public access to the exposed fabric of Busby's Bore from within EQ.

3.2 Building to be Demolished

The building which is to be demolished has previously been approved for demolition. It is of low heritage significance (see Section 2.1 for details). It contains around 1,296m² of floor space and is occupied by various film and television industry tenants.

The exposed shaft of Busby's Bore will be protected during demolition and construction.

3.3 Excavation

No basement is proposed. Details of the required excavation for footings will be submitted with the DA.

3.4 Floor Space

The new buildings will contain a total of around 8,200m² of floor space. Taking into account the demolition of the existing building which contains 1,296m² of floor space, the net addition will be around 6,904m², which is within the cap set by the amended Masterplan consent for the professional film studios.

3.5 Use

The buildings are to be used for the "film and related development" and "commercial premises" as defined in SEPP 47 (see **Appendix 5**).

The use of the proposed buildings for these purposes is entirely consistent with the aims of SEPP 47.

3.6 Construction Management

Fox Studios Australia is a multi-tenanted film studio campus that operates 24/7. It needs to continue its day-to-day operations whilst the new building is under construction. This will require detailed and effective management by Fox. A detailed construction management plan will be prepared by Fox for use in tenant liaison and communication.

3.7 Heritage Principles

Having regard to the site's location and proximity to the Suttor Stand, Parade Ring, Bent Street, the Grandstand and Commemorative Pavilion, the proposal has been devised with regard to a series of heritage principles prepared by Godden Mackay Logan (see **Appendix 4**). Recognition and consideration of these principles will ensure that the heritage impacts of the proposal are reasonable and appropriate.

4. LEGISLATIVE FRAMEWORK

4.1 Environmental Planning and Assessment Act 1979

The EP&A Act establishes the assessment framework for SSD and identifies the Minister for Planning and Infrastructure as the consent authority for State Significant Development (pursuant to Section 89D of the EP&A Act). Section 78A(8A) requires that a DA for SSD is to be accompanied by an EIS.

4.2 State Environmental Planning Policies

4.2.1 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (the SRD SEPP) has declared certain development of a particular class or description to be SSD.

Clause 8 of the SRD SEPP states:

“8 Declaration of State significant development: section 89C

(1) Development is declared to be State significant development for the purposes of the Act if:

(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and

(b) the development is specified in Schedule 1 or 2.

(2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development (except so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development).

(3) This clause does not apply to development that was the subject of a certificate in force under clause 6C of [State Environmental Planning Policy \(Major Development\) 2005](#) immediately before the commencement of this Policy.

Note. *Development does not require consent under Part 4 of the Act merely because it is declared to be State significant development under this clause. Any such development that, under an environmental planning instrument, is permitted without consent may be an activity subject to Part 5 of the Act or State significant infrastructure subject to Part 5.1 of the Act. Any such development that is permitted without consent may become State significant development requiring consent if it is part of a single proposed development that includes other development that is State significant development requiring consent (see section 89E (4) of the Act and subclause (2)).”*

Schedule 2 of the SRD SEPP as referred to in Clause 8 above includes identified sites which include "Development at Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site".

Clause 7 of Schedule 2 states:

"7 Development at Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site Development on land identified as being within Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site on the State Significant Development Sites Map if:

(a) it has a capital investment value of more than \$10 million, or

(b) it is for the purposes of an event that is not a sporting event on land described in Part 1 of Schedule 2 to the Sydney Cricket and Sports Ground Act 1978."

The relevant State Significant Development Site Map is provided in **Figure 6B**.

Therefore, as the development has a CIV of more than \$10 million, the project becomes a SSD.

A Quantity Surveyor's verification that the CIV readily exceeds \$10 million is included in **Appendix 3**.

4.2.2 State Environmental Planning Policy No. 55 (Remediation of Land)

State Environmental Planning Policy No. 55 (Remediation of Land) ("SEPP 55") aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying certain considerations to be had in determining development applications in general, by requiring that remediation work meets certain standards.

Given the general absence of contamination from the former Moore Park Showground site, the contamination analyses and subsequent remediation works which preceded the Master Plan consent (as part of the MCI works), and the nature of the proposed use (i.e. non-residential), there are no obstacles to the proposal proceeding from a land contamination perspective.

4.2.3 State Environmental Planning Policy No. 47

This policy, gazetted on 17 November 1995, and subsequently amended on 22 December 1995 and 1 November 1996, applies exclusively to the former Moore Park Showground.

The aims of SEPP No. 47 are as follows:-

"(a) to enable the redevelopment of the Moore Park Showground in a manner that it consistent with its status as an area of importance for State and regional planning in New South Wales; and

(b) to improve and enhance the cultural and recreational facilities of Sydney for the people of New South Wales by furthering the

development of Sydney as a world class film, television and video production centre; and

- (c) to recognise the State significance of a film and television studio on the Moore Park Showground in terms of employment generation and additional revenue for the State; and*
- (d) to allow a range of film, television, video and related development, commercial uses associated with the film, television and video industry and other entertainment, recreational and educational activities on the Moore Park Showground; and*
- (e) to ensure that a range of impacts is considered by the consent authority in determining development applications; and*
- (f) to ensure that community and equestrian uses can continue on parts of the Moore Park Showground and that provision is made for public access; and*
- (g) to recognise the heritage significance of the Moore Park Showground and protect any archaeological relics.”*

SEPP No. 47 refers to a map which identifies two parts of the former Moore Park Showground (one vertically hatched, the other diagonally hatched), on each of which particular types of development are permissible with and without development consent.

The site of the proposed development is on land shown diagonally hatched (see **Figure 6A**) in which a person may, with the consent of the Minister, carry out development for any one or more of the following purposes:-

“Advertisements; amusement and entertainment facilities; car and coach parking; catering facilities; child care facilities; commercial premises; demolition; drainage; external lighting; film and television studio; film-related development; fuel storage facility; landscaping; public utilities; restaurants; roads; shops; subdivision; short term accommodation.”

A copy of SEPP 47 with relevant land use definitions is provided in **Appendix 5**. The proposal can be defined as “film-related development” and as “commercial premises”.

SEPP No. 47 requires that prior to granting consent to an application for development approval, the Minister has to consider the following matters:-

- “(a) the management of noise emanating from the development and the views of the Environment Protection Authority in relation to noise;*
- (b) traffic and parking generated by the development, measures to facilitate the use of public transport and the views of the Roads and Traffic Authority and Department of Transport;*
- (c) the height, scale and bulk of the development and whether the development maintains the original road layout and vistas;*

- (d) *overshadowing impacts on open spaces and adjoining residential properties;*
- (e) *the capacity of on-site sewerage and drainage systems and their performance in a manner that will not cause adverse effects on the quality of the Centennial Park ponds and Botany wetlands and the views of the Environment Protection Authority in relation to these matters;*
- (f) *the extent to which the development is ecologically sustainable;*
- (g) *whether there is contamination on the site, or asbestos is present in buildings, and remediation and validation of remediation so as to protect public health;*
- (h) *the appearance of external lighting at the site and measures to minimise spill;*
- (i) *the impact of the development on the amenity of the adjoining residential areas;*
- (j) *the provisions of the Conservation Strategy for the Moore Park Showground and the views of the Heritage Council;*
- (k) *how the proposed development would affect the heritage significance of the site and any relic known or reasonably likely to be located at the site."*

Whilst the above matters will be addressed in the EIS, it can be noted that the approvals regime for the former Moore Park Showground, being a Master Plan, has resulted in the preparation of various management strategies as detailed in Section 2.4 of this report. Issues such as traffic generation, parking, noise emissions, infrastructure services, remediation, lighting and heritage have all been considered in the Master Plan process.

5. PRELIMINARY IMPACT ASSESSMENT

5.1 Overview

Pursuant to Section 89H of the Act, Section 79C applies to SSD Applications. The likely impacts of the proposed development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality are discussed (in preliminary fashion) below to assist in the preparation of the DGR's for the EIS for the development.

5.2 Impacts of Demolition

5.2.1 Heritage impacts

The existing former Bent Street Stand building has previously been approved for demolition. It has low heritage significance. Whilst the grassed embankment which existed on the site in the mid-1990's had "some" heritage significance, it has also been previously approved for removal (see **Appendix 6**). During the demolition now proposed, the exposed fabric of the shaft forming part of Busby's Bore will be protected.

5.2.2 Other impacts

Demolition activity will be undertaken in accordance with the relevant standards. The site of the proposed building is well-removed from the nearest residential neighbours, therefore amenity impacts associated with the demolition process will be minimal.

5.3 Impacts of excavation

No basement is proposed, so the extent of excavation and the potential for adverse impacts on Busby's Bore will be minimised. As detailed in **Appendix 4** (page 7), an archaeological assessment will be prepared to identify the archaeological potential of the site and to ensure that sufficient archaeological management measures are put in place to protect Busby's Bore.

5.4 Impacts of use

The proposed use is for film and television purposes entirely consistent with the objectives of SEPP 47. The use will be benign, giving rise to no amenity impacts on surrounding land uses.

5.5 Impacts of New Building

5.5.1 Heritage impacts

The preliminary concept plans in **Appendix 1** have been prepared in the light of a series of heritage principles devised by Godden Mackay Logan (see **Appendix 4**). Those principles are as follows:-

- maximise the retention of views of the Commemorative Pavilion from within the Parade Ring, in particular the roof and upper wall areas;

- the alignment of the building(s) form should follow the curved alignments of the Parade Ring and Bent Street;
- each building should have a symmetrical presentation to the Parade Ring;
- the new building(s) should be planned/sited with a focal point on the centre of the Parade Ring;
- the form of the building(s) should acknowledge the setback alignment of the Members Grandstand and Suttor Stand;
- the height of the building(s) should respond to and/or mediate between the Suttor Stand and Members Grandstand and not dominate those buildings;
- new building(s) should not be the most visually dominant building(s) when viewed from the Parade Ring;
- new building(s) should step back from the Parade Ring at the upper levels to respond to the stepping back of the roof forms of existing buildings and to avoid over-scaling the Parade Ring, i.e. the highest part of the building(s) should not be immediately adjacent to the Parade Ring;
- new building(s) should be contemporary in character with a richness of materiality responding to the façade break-up, solid to void ratios and modulation of adjacent historic buildings;
- Busby's Bore requires protection during construction and enhancement of access to Busby's Bore interpretation within the new building(s); and
- maximise interpretation of the former Showground including the Parade Ring and the Bent Street Stand (to be demolished). Consider expanding the Busby's Bore interpretation area to include interpretation of other aspects of the site's history.

Recognition of these principles will assist in minimising the heritage impacts of the proposal.

The proposal will:-

- provide a vista from the Parade Ring through to the Commemorative Pavilion;
- not diminish the significance of adjacent buildings, roads, or spaces;
- not encroach onto the track around the Parade Ring or onto Bent Street;
- be accompanied by an archaeological assessment and an Interpretation Plan; and
- protect Busby's Bore and examine opportunities for improved access to the exposed fabric/shaft.

5.5.2 Urban design impacts

The former Moore Park Showground contains a substantial number of buildings, spaces, roads, walls, landscapes, landscape items, views and vistas which are historically significant. This was recognised when the Master Plan DA was submitted in 1995. An Urban Design Concept Plan formed part of that application, and identified principles which were reflected in

the spatial configuration of buildings and landscaped areas illustrated on the original Master Plan (see **Appendix 6**). Subsequent DA's for detailed works and uses have built upon the original urban design analysis, resulting in a highly complimentary mix of contemporary and historic structures within the perimeter walls of the former Moore Park Showground.

The preliminary design statement in **Appendix 2** recognises the context of the site, which as shown on the original Master Plan in **Appendix 6**, has previously been intended to be occupied by new buildings. The project architect has also prepared a context report as a tool to assist in the urban design of the proposal. This has been provided to the Department under separate cover.

Recognition of the heritage principles (see Section 5.5.1 above) and of the relevant contextual setting is demonstrated by the preliminary plans in **Appendix 1**. An urban design statement will accompany the detailed proposal.

5.5.3 View impacts

The proposed buildings will be of lesser height than the adjacent Grandstand and Commemorative Pavilion and will not interrupt any distant views from the surrounding locality.

From within the Parade Ring, the separation of the required GFA into two separate structures linked by a glass atrium on the lower two levels will facilitate views through to the central (prominent) part of the south-western façade of the Commemorative Pavilion. The buildings have been specifically configured to enhance this view.

5.5.4 Overshadowing impacts

There will be some additional overshadowing of the Parade Ring and its associated track, but not of such magnitude that it would, in any way, diminish the use and enjoyment of the Parade Ring as a whole by the public. Shadow diagrams will be prepared with the detailed DA.

5.6 Services Impacts

The services supporting Fox Studios Australia either have adequate spare capacity or can be readily augmented to accommodate the new building.

5.7 Social and Economic Impacts

The social and economic impacts of augmenting the role of Fox Studios Australia as a centre of excellence for film- and television-related enterprise will be positive.

5.8 Traffic and Parking Impacts

Fox Studios Australia is a secure campus, accessed (other than in emergencies) exclusively from Driver Avenue, with its own secure parking available for allocation to tenants and visitors. The traffic and parking impacts of the proposal will be indiscernible outside of the confines of the professional studios.

5.9 Construction Impacts

Construction impacts will be most apparent for tenants of Fox Studios themselves, therefore Fox will develop a detailed Construction Management Plan to ensure that impacts on tenants will be minimised. The studios will continue to operate as normal throughout the construction period.

6. JUSTIFICATION

The proposal can be justified as follows:-

- the proposal is for film- and television-related purposes and is therefore entirely consistent with the aims and objectives of SEPP 47;
- the proposal will augment the role of Fox Studios Australia as a world-class film and television production centre of excellence;
- there is a tenant demand for additional floor space within Fox Studios Australia which cannot presently be met;
- the existing Bent Street Stand building required to be demolished so as to allow the new building to be constructed has previously been approved for demolition and has only low heritage significance;
- the grassed embankment, whilst having been identified as being of some heritage significance, has also previously been approved for removal;
- the Masterplan consent, as amended, anticipates the construction of an additional 8,662m² of floor space in Fox Studios Australia;
- the proposal will result in the net addition of around 6,900m² of floor space;
- there is no practical alternative location within Fox Studios Australia to accommodate a substantial amount of additional floor space;
- the new buildings now proposed will:-
 - provide a fitting and appropriate edge treatment to the north-eastern side of the Parade Ring;
 - be configured so as to retain the vista through to the central elements on the south-western façade of the Commemorative Pavilion; and
 - not give rise to any adverse urban design or heritage impacts;
- the proposed new buildings provide an opportunity to increase public access to and awareness of Busby's Bore;
- the proposed new buildings will have minimal environmental impact;
- the proposed new buildings will have no impact on residential amenity;
- the proposed new building will have positive social and economic impacts.

7. CONSULTATION

The former Moore Park Showground is the subject of an approved Masterplan which allocates 67,500m² of building floor space to Fox Studios Australia, only 58,838m² of which has been constructed to date. There is thus an expectation that additional floor space in the form of a new building (or buildings) will be developed within Fox Studios Australia.

The original approved Masterplan also provided for substantial new buildings in the location where the new building is now proposed. Furthermore, the site of the proposed new building is well-removed from any immediate residential neighbours.

In this context, it is proposed that consultation during the preparation of the EIS will be undertaken with:

- the Centennial Park and Moore Park Trust;
- the operators of EQ;
- the Sydney Cricket and Sports Ground Trust;
- the NSW Office of Environment and Heritage; and
- Sydney City Council.

Fox Studios Australia has already started to engage with all of the above parties in relation to the proposal. Fox Studios Australia will also implement a communication strategy with existing tenants and other key stakeholders during the development and construction process, to ensure that issues are addressed in a timely and effective fashion.

8. CONCLUSION

Augmentation of the role and function of Fox Studios Australia as a centre of excellence for film and television production is consistent with the aims and objectives of SEPP 47.

Pursuant to the approved Master Plan, there is remaining available capacity within Fox Studios Australia for additional floor space for film and television production related purposes and there is a high demand for new tenancies within the professional studios. A new film and television industry tenant is seeking around 8,200m² of purpose-built floor space. Fox Studios Australia proposes to provide this new floor space in two new, complementary buildings. The site selected for the new buildings, adjacent to the Parade Ring, is suitable for accommodating additional floor space because it is presently occupied by a building previously approved for demolition (as it has low heritage significance), and because the original Masterplan showed substantial new buildings in this location.

The new buildings will wrap around the perimeter of the former track alignment of the Parade Ring without encroaching on it, creating a built form commensurate with other existing perimeter buildings around the Parade Ring, whilst retaining the vista from the Parade Ring through to the south-western façade of the Commemorative Pavilion.

In their use, configuration, form, scale and orientation, these two new buildings will represent a fitting addition to the film studios.



FIGURES



APPENDICES



APPENDIX 1

Preliminary DA floor plans and massing models



APPENDIX 2

Architect's preliminary design statement



APPENDIX 3

Quantity Surveyor's letter relating to the CIV of the proposal



APPENDIX 4

Preliminary Heritage Assessment



APPENDIX 5

SEPP 47



APPENDIX 6

Original approved Masterplan diagram