

20 August 2020

Director Social and Infrastructure Assessments
Planning and Assessment
Department of Planning Industry and Environment
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

**SSD 9249 Modification 5 - Project Area Adjustment and Members Facilities
Building Envelope; and,**

SSD 9835 Modification 2 - Stadium Members Facilities

Thank you for the opportunity to comment on the above proposals currently on exhibition. As the main adjoining landowner to the Sydney Cricket and Sports Ground Trust (SCSGT) site, the Centennial Park and Moore Park Trust (CPMPT) is a key stakeholder in the precinct with a strong interest in development activities on SCSGT land.

While the two proposals above are being separately exhibited, they relate to the same area and component of the overall football stadium redevelopment, so we have prepared this single submission for both.

Our comments are as follows:

Visual Impact

While the proposed building envelope for the Members Fitness Facility in SSD 9249 Modification 5 and the detailed design of the facility which this provides for in SSD 9835 Modification 2 would be built entirely on SCSGT land and would not encroach on CPMPT lands, we would like to put forward recommendations to minimize visual impact on the adjoining public domain.

Although much of the proposed members facility will be out of sight behind the boundary wall and in the undercroft space beneath the main entry stairs to the stadium off Driver Avenue, a significant proportion of the building will still be visible above the wall.

It is acknowledged that the architectural detailing in the building's design (particularly its articulation and materiality) aims to blend in with the appearance of the stadium. Accordingly, when viewed at some distance from the Moore Park open space opposite (eg around the Kippax Lake area) it would not be overly conspicuous when set against the mass of the new stadium behind and would be reasonably visually integrated with this backdrop.



Centennial
Parklands

However, from the street level it could read as a three-storey building. Its form and bulk would have an imposing presence on Driver Avenue in the immediate vicinity and diminish the strong definition of the boundary fence along Driver Avenue in this location.

Our view is that these impacts could be mitigated by modifying the upper levels of the proposed Members Facility, so the mass of the building is shifted back closer to the stadium and its surrounding concourse to achieve a more sympathetic visual transition from the stadium to the boundary fence.

Construction Impacts

Should this project proceed it is important that during the construction phase there is nil or negligible impact on Trust land and activities.

Our detailed submissions to the original State Significant Development Applications for Stage 1 (SSD 9249) and Stage 2 (SSD 9835) outline requested mitigation measures to avoid construction issues for CPMPT and these should apply equally to the Modification proposal for SSD 9835.

Should you have any further enquiries regarding this submission please contact our Planning Manager, Geoff Reinhard in the first instance on telephone 9339 6651 or email geoff.reinhard@bgcp.nsw.gov.au.

Yours sincerely

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