



VOLUME A

SCG STAGE 2: NOBLE / BRADMAN STAND REDEVELOPMENT

SYDNEY CRICKET GROUND, MOORE PARK



**Prepared for
Sydney Cricket and Sports
Ground Trust**

By BBC Consulting Planners
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MP08_0103 SECTION 75W MOD 2

**REQUEST FOR MODIFICATION OF
MINISTER'S APPROVAL**



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1. INTRODUCTION

Major Project 08_0103, comprising the redevelopment of the Noble / Bradman Stands at the Sydney Cricket Ground, Moore Park, was approved by the Minister for Planning on 8 April 2009. The approved development comprises:-

- “(1) 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;*
- (2) 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 along with associated facilities such as corporate suites, Trustees suited, members dining room, food and beverage outlets, patron amenities and media/broadcast facilities;*
- (3) 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;*
- (4) Carrying out of associated grandstand construction activities on adjoining owners land owned by the Centennial Park and Moore Park Trust;*
- (5) 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;*
- (6) Lengthening of the playing field by approximately three metres at its northern end; and*
- (7) Relocation of existing floodlighting tower (No. 1) 20 metres to the north of its current position.”*

A copy of the original project approval is provided in Appendix 1A.

The project was subsequently modified by way of an approval under Section 75W, granted on 31 August 2009 (“MOD 1”), a copy of which is provided in Appendix 1B. MOD 1 allowed for the optional staged construction of the project to facilitate co-ordination with major sporting events.

The Sydney Cricket and Sports Ground Trust (“the Proponent”) now seeks the Minister’s approval to a second Section 75W application to modify the project approval (“MOD 2”). MOD 2 will facilitate what the Proponent considers to be a much improved and more

relevant design. The amended design, which does not increase the approved seating capacity, provides media facilities to meet International Cricket Ground requirements, enhanced function spaces, improved spectator sight lines (with seating closer to the field of play), larger kitchen and back-of-house spaces, and a lighter, more elegant and slimline roof which will provide improved spectator protection from the elements.

The amended design also provides for the total (as opposed to partial) demolition of the Dally Messenger Stand, a minor relocation of Light Tower No's 1 and 6, alterations to landscape elements at the southern end of the Walk of Honour (i.e. the pedestrian pathway within the Proponent's land leading from the Sydney Football Stadium to the SCG), and installation of a new pedestrian link into the Members' Pavilion.

The design modifications will allow the delivery of a state-of-the-art grandstand which will better enable the Sydney Cricket Ground to remain competitive with other comparable interstate facilities including the Melbourne Cricket Ground and Adelaide Oval. The overall capacity of the SCG will remain at 48,000, therefore there will be no contravention of the Stadium Australia Project Agreement Amendment Deed.

Accompanying this Section 75W modification report are reports/letters from each of the specialist consultants who contributed to the initial Environmental Assessment for this project. These letters, from Godden Mackay Logan, Heritage Consultants (heritage), McLachlan Lister (construction management), Davis Langdon (BCA compliance), Webb Design Group (sports lighting) and Aecom Australia (noise) are provided in Appendices 2, 3, 4, 5 and 6, respectively.

A set of the plans, as approved, is provided in Appendix 7A, in a separate A3 volume (Volume B), along with a selection of the modified plans with the outline of the approved design superimposed thereon (see Appendix 7B), and a clean set of the modified plans (see Appendix 7C).

As will be noted from the plans in Appendix 7A and 7B in the approved scheme, the eastern corner of the new stand projects above adjoining land occupied by Fox Studios Australia Pty Ltd and owned by Centennial and Moore Park Trust. In the modified project, no such projection is proposed over the land occupied by Fox Studios.

The proposed design modifications are described in Section 2 of this Section 75W report. In the opinion of the Proponent, these modifications do not require the Director-General of the Department of Planning to give notification of any environmental assessment requirements with respect to the proposed modifications with which the Proponent must comply, before the matter can be considered by the Minister or his delegate.

2. DESCRIPTION OF PROPOSED MODIFICATIONS

2.1 Overview

The Sydney Cricket Ground is facing increased competition for major events, particularly from modernised stadia in other states such as the Adelaide Oval and MCG.

Although the Proponent's intent, when it obtained approval for MP08_0103 in April 2009, was to redevelop the Noble and Bradman Stands in a manner commensurate with the then recently completed Victor Trumper Stand, it has since revised its requirements to ensure that the new stand better compares to its interstate counterparts.

The main modifications to the approved design include providing an additional dedicated level for media and corporate use, moving the spectator seats generally closer to the field of play, providing a new Members lobby and atrium space, increasing the size and ambience of the new function room from 500 persons to approximately 700 persons, and providing increased circulation area and a higher level of general amenities for spectators.

Additionally, the whole of the Dally Messenger Stand is now to be demolished.

The form of the new grandstand and in particular, its roof, has been revised. Whereas in the approved project the roof design was based on the roof of the Victor Trumper Stand, in the modified scheme, the pavilion type nature of the SCG's Members and Ladies Pavilion has been extended to the configuration of the new stand and roof, to visually create two entities.

The amended design thus recognises and acknowledges the replaced Noble and Bradman Stands through the physical separation of the upper seating tiers, the introduction of an amended, more elegant roof form which tapers at its ends so its scale is reduced next to the Members' Pavilion (and Fox Studios) and through articulation of the northern façade to read as two separate elements.

Notwithstanding all of the above, the approved spectator capacity of 13,360 seats remains unchanged.

2.2 Detailed Level-by-Level Description

2.2.1 Ground Floor

Minor design changes have been undertaken to the layout, levels and areas for the members entry, maintenance, plant rooms, team change rooms and kitchen facilities on this level.

The more substantial changes include the relocation of the service road from the northern side to inside the new building, the addition of around 320m² of Member's facilities, reorientation of the tennis courts (now to be reduced from 4 to 2), and the linking of the

Members' Pavilion to the new Stand. With the internalisation of the service road, this level has been increased in depth.

2.2.2 Level 1

Minor design changes have been made to the layout and area of the seating deck with a reduction of around 170 seats and associated Members' and public concourse.

More substantial changes include: lowering the floor level by around 0.91 metres; an increase in the area of the west Members' Entry; provision of an additional Members' Entry to the East, off Paddington Lane; additional escalators to the East entrance of the Stand; re-arrangement of stairs and lifts; increased food and beverage facilities; link to the Members' Pavilion; and incorporation of the O'Reilly Stand spectator circulation at this level in lieu of an at-ground level.

2.2.3 Level 1 Mezzanine

This is a new mezzanine level for the increased area of toilets servicing Members on Level 2 and the Public on Level 1. A 'staff break' area is located on this mezzanine level.

2.2.4 Level 2

Level 2 has been raised by around 2.83 metres to accommodate an increased seating area at this level and maintain sightlines out to the field from the bar and concourse areas on Level 1. An increase in seats from 962 to around 3,053 brings spectators closer to the field of play. The Trustee's Suite, Function Room and Private Suites have been relocated from this Level (to Level 3 above) to allow for additional circulation, plus food and beverage facilities, to support the increased seat numbers and a new dedicated Function Room.

The open terrace on this level has been reduced.

2.2.5 Level 3

This Level has been raised by around 3.05 metres and has been changed from being the access level for the upper tier of seating to a segregated level for the Media, along with the relocated Trustees Suite and Corporate Suite from Level 2.

This Level has around 574 seats.

2.2.6 Level 4

This Level provides the circulation, toilets, and food and beverage facilities for the Upper Seating Deck that were previously on Level 3 in the approved scheme. The concourse area over the Function Room is proposed as a Garden Terrace for Members. Seating in the Upper Deck has been reduced from 5730 to around 3,448 seats.

2.2.7 Roof Changes

In the approved design, the roof of the new Stand was similar in form to the roof of the (then) recently completed Victor Trumper Stand, however it was higher and had a larger cantilever. Its eastern end also projected over the boundary of Fox Studios.

The modified roof is based on a different design approach. It has a different form to the Victor Trumper Stand and is more in line with the intention to create distinctive pavilions around the SCG, which better engage with its historical development. The new roof is proposed to be deeper to cover more seats, whilst appearing to be lighter and more transparent. It will “float” above the new Stand and improve the relationship between the form of the retained Clock Tower of the Noble Stand, the Members’ Pavilion and the new Stand.

The roof will be supported by sets of inclined columns at the ends and centre.

The central roof support divides the upper seating tier and visually separates the stand into two sections, similar to the nature of the existing Members’ and Ladies’ Pavilions.

The central section of the roof will be transparent to further emphasise the separation of the two upper tier seating areas and the lightness of the roof. Additionally, a transparent leading edge will reduce overshadowing to the playing field to assist with natural grass growth.

The leading edge of the roof is proposed to be around 2.77 metres higher than in the approved scheme. This edge will be level in height for the full length of the roof, whilst the rear edge will fall from the centre towards each end.

Overall, the highest point of the roof will be around 5.3 metres higher than the rear of the roof in the approved scheme. It then falls from the centre by around 2.5 metres towards each end, to better relate to the adjoining heritage pavilions and Fox Studios.

It will cover an additional 14 rows of seating.

2.2.8 Changes relating to the boundary with Fox Studios

In the approved scheme, the eastern corner of the new Stand projects above adjoining land occupied by Fox Studios Australia and owned by Centennial and Moore Park Trust. In the modified design, there is no projection over the SCG boundary.

2.2.9 Changes Related to the partially retained Clock Tower of the Noble Stand

In the approved scheme, the Noble Stand Clock Tower northern façade is retained as part of the enclosure for a lift lobby. This includes the retention of the existing lift shaft adjacent to the west wall. In the modified design, the north façade of the Noble Stand western Clock Tower is still retained, but the lift shaft will be demolished and an access stair will be located in the previously proposed lobby area. The stairs will provide access to all Levels of the new Stand and allow views to the field of play.

2.2.10 Changes relating to the inter-relationship with the Members' Pavilion

In the approved scheme, the intention was to maintain the existing bridge link with the Members' Pavilion. In the modified design, it is proposed that a linking structure be constructed to interconnect the Members' Pavilion with the new Stand. This new structure will provide internal access between the upper level of the Members Stand and the new Stand and associated Members' Entry. It will include lift access for mobility impaired persons.

The fabric of the linking structure will be highly transparent to minimise the visual impact on the Members' Pavilion and maintain views to the field. A minimalist steel structure with glass cladding is anticipated. This new element, however, is to be the subject of further discussions with the Heritage Council.

2.2.11 Changes relating to the pedestrian concourse around the outside of the new stand and the inter-relationship with the tennis courts

In the approved scheme, the existing four tennis courts are retained and a service road is located between the tennis courts and the new Stand. Works are required to the existing bridge link to the Sydney Football Stadium to retain this access way.

In the revised scheme, the service road will be enclosed within the new Stand at ground floor level. The increased depth of the new Stand now necessitates appropriation of part of the tennis courts. As a consequence, the number of courts will reduce from four to two. The two reinstated courts will be oriented east-west.

A new square will be created in front of the existing stairs to the new Stand. The Members' areas in the new Stand will look over the reinstated tennis courts.

The overhead bridge to the Sydney Football Stadium will not now be retained.

2.3 Changes to Conditions of Approval

To give effect to the requested modification, approval needs to be modified so as to refer to this Section 75W modification application and to make reference in Condition A2 (in lieu of the currently approved plans) to the modified plans in Appendix 7C.

2.4 Statement of Commitments

No changes are required to the existing commitments in the Statement of Commitments as referred to in the project approval. However, the Proponent additionally commits to the mitigative measures and to implementing the other recommendations identified in the Heritage Impact Assessment in Appendix 2.

3. ENVIRONMENTAL ASSESSMENT

3.1 General Impacts

The modifications which are proposed to the approved stand do not change the approved seating capacity (i.e. 13,360 spectators) and the range of facilities remains fundamentally the same as in the approved scheme. Whilst the modified design provides for a stand which is more commodious, with a larger building footprint, a different design appearance (including a lighter-weight, more elegant and transparent roof) and greater interconnectivity with other existing elements of the SCG, it nevertheless is essentially an evolution, in its detailed design, of the approved scheme.

As a consequence, the general impacts of the modified design are not greatly different to those which characterised the current approval, except that there is now no projection of the new Stand over the common boundary between the SCG and Fox Studios.

Servicing, waste management, spectator access, utilities, traffic generation and associated parking impacts, all remain substantially the same as with the approved scheme.

Whilst the maximum height of the roof of the modified design is higher than that of the approved scheme (which is clearly illustrated on the Sections included in Appendix 7B), no significant adverse impacts arise as the roof design is not only more elegant and lightweight than the roof of the approved scheme, it is also more transparent and effective, providing improved protection to spectators from the elements and allowing seating to extend closer to the field of play. Furthermore, the height of the new Stand will remain well below the height of the adjacent SFS.

3.2 Heritage Impacts

A detailed Heritage Impact Assessment of the amended design, prepared by Godden Mackay Logan, Heritage Consultants, is provided in Appendix 2. It summarises the differences between the identified likely impacts of the approved scheme and the modified design on the heritage significance of the SCG, generally categorising them as “positive impacts”, “no additional impacts”, “some changes to impacts”, and “additional impacts”. In relation to the “additional impacts” which are identified in Appendix 2, mitigation measures are also identified. The Proponent (to the extent not already committed to doing so) commits to implementing the identified additional mitigative measures.

The Heritage Impact Assessment finds that the proposed connection between the new Stand and the Members’ Pavilion (which is an item listed on the State Heritage Register) should be subject to further detailing and future discussion and negotiation with the Heritage Council. The Proponent concurs with this finding and commits to implementing it as an identified mitigative measure. It should be noted, however, that the design intent for this new connection is that it comprises a recessive, glazed element, subordinate to both the retained tower element of the Noble Stand and the Members’ Pavilion, while still contemporary in its architectural articulation. It is also to serve to improve the visual connectivity between the

new Stand and the Members' Pavilion, and improve the treatment of the eastern elevation of the Members' Pavilion.

3.3 Construction Impacts

The construction impacts of the amended scheme will be similar to those of the approved scheme, except that the deletion of the overhang of the eastern end of the Stand over part of Fox Studios will reduce such impacts on the immediate neighbour to the east of the SCG. This is a positive outcome of the design modifications. Nevertheless, the commitments made by the Proponent to preparing a Construction Management Plan ("CMP") remains unchanged, as do the conditions of approval relating thereto.

Provided in Appendix 3 is correspondence from McLachlan Lister (the authors of the CMP which accompanied the project application) in relation to how the CMP needs to change as a result of the amended design. The correspondence states that the design changes do not fundamentally change the construction process and procedures outlined in the original CMP.

3.4 BCA Considerations

Provided in Appendix 4 is a BCA Compatibility Statement, prepared by Davis Langdon, which assesses the revised design against the deemed-to-satisfy provisions of BCA 2011. It states that compliance can readily be achieved with BCA 2011.

3.5 Lighting Impacts

The relatively minor changes which are to be made to the position of Light Towers 1 and 6 (when compared to the approved scheme) are more in line with the existing arrangements and will have no adverse impacts and will, in fact, be a better solution, requiring a reduced number of lighting fixtures on the new Stand itself (see Appendix 5).

3.6 Noise Impacts

The noise impacts of the amended design will be similar to those of the approved scheme and the commitments made by the Proponent, including those related to noise, remain applicable, including:-

- ensuring that noise levels from back-of-house areas do not exceed daytime background noise levels by more than 5dB(A) at the boundary with Fox Studios;
- ensuring that all mechanical plant complies with the Industrial Noise Policy;
- the preparation of an Operational Noise Management Plan;
- the incorporation of acoustic absorption materials; and
- the design of the PA system to ensure that noise impacts are less than at present, with less noise spillage.



Provided in Appendix 6 is correspondence from Aecom Australia Pty Ltd (of which Bassetts Consulting Engineers now forms part, Bassetts being the noise consultants for the approved project) identifying the noise impacts associated with the amended scheme.

4. CONCLUSION

This Section 75W modification application seeks approval to change the detailed design of the new Stand from the scheme illustrated on the approved plans in Appendix 7A to the revised scheme in Appendix 7C. The approved seating capacity of the new Stand will be unchanged. In any event however, the Proponent remains committed to providing a seating capacity audit from an independent auditor prior to commencement of use certifying that the 48,000 cap on seat numbers has now been exceeded. Furthermore, Condition A7 of the approval to MP08_0103 limits the number of seats to 48,000.

No significant environmental impacts arise out of the proposed design modifications.

Heritage impacts can be appropriately mitigated. Insofar as the proposed modifications relate to the connecting structure between the new Stand and the Members' Pavilion, this new element needs to be the subject of further detailed discussions and consultation with the NSW Heritage Council.

Approval of the proposed modifications will better enable the Sydney Cricket Ground to remain competitive with comparable interstate facilities and will result in improved media, corporate, member, and general spectator sight lines, facilities and amenities, and greater flexibility of use. The amended design will result in a state-of-the-art stand, and significant improvements to both access and facilities for the public and members. There will be additional toilets, food and beverage concessions, and spectator seating closer to the field of play.

The design amendments are essential for the long-term viability of the SCG as a venue for major sporting events, including cricket test matches.



APPENDICES



APPENDIX 1A

Major Project Approval MP 08_0103 dated 8 April 2009



APPENDIX 1B

**Modification of Major Project Approval MP 08_0103 (MOD 1) dated
31 August 2009**



APPENDIX 2

**Heritage Impact Assessment prepared by Godden Mackay Logan,
Heritage Consultants**



APPENDIX 3

Letter from McLachlan Lister, relating to construction management



APPENDIX 4

Letter from Davis Langdon, relating to BCA compliance capability



APPENDIX 5

Letter from Webb Australia Group, relating to sports lighting impacts



APPENDIX 6

Letter from Aecom Australia Pty Ltd, relating to noise impacts