



NEW TELEVISION STUDIOS FOR CHANNEL 9

THE ENTERTAINMENT QUARTER, MOORE PARK

PRELIMINARY ASSESSMENT REPORT to accompany a PART 3A PROJECT APPLICATION

**Prepared for
CFS Managed Property Ltd**

**on behalf of
CFS Retail Trust and the Direct Property Investment Fund**

**By
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1. INTRODUCTION AND OVERVIEW

1.1 Purpose of this Report

This Preliminary Assessment Report accompanies an application lodged pursuant to Section 75E of the *Environmental Planning and Assessment Act 1979* (“the Act”) for approval of a Project Application relating to the erection of a new television studio for Channel 9 within the Entertainment Quarter at Moore Park.

The Minister for Planning is requested to confirm that the erection of a new Channel 9 television studio is a major project for the purposes of State Environmental Planning Policy (Major Projects) 2005 (“the major project SEPP”) and Part 3A of the Act.

The purpose of this Preliminary Assessment Report is to seek the Director-General’s Environmental Assessment Requirements for the Project Application for the new television studio for Channel 9.

The Preliminary Assessment Report includes:-

- a site description and analysis;
- an overview of the existing approved Master Plan and how the proposed Channel 9 television studio relates thereto;
- a preliminary assessment of the proposed development;
- identification supporting plans and specialist reports proposed to be lodged with the environmental assessment; and
- a description of the legislative framework applying to the proposed development encompassed by the Concept Plan.

The Preliminary Assessment Report is accompanied by:-

- a completed application form; and
- the required initial fee, as advised by the Department of Planning, being \$1,000.00.

A checklist against the matters formerly required to be addressed in the Guidelines for Major Projects is provided at Section 1.5.

1.2 Summary of Existing Approved Master Plan

The Master Plan for the former Moore Park Showground approved in May 1996, as subsequently amended, provides for a total floor space of 123,813m² within the former Moore Park Showground of which 73,500m² is allocated to the professional (ie. working) film studio and 50,313m² is allocated to the Entertainment Quarter.

Less than 60,000m² of the 73,500m² has been constructed to date in the working studio precinct. Combined with the 50,313m² in the Entertainment Quarter, the total amount of floor space which has been developed within the area to which the Master Plan Consent relates remains less than 111,000m².

State Environmental Planning Policy No.47 – Moore Park Showground limits the total floor space of the former Moore Park Showground to 144,000m². Thus there remains available substantial additional development potential.

A Deed of Agreement between the lessees of the Entertainment Quarter (CFS Management Property Ltd) and of the working studio precinct (Fox Studios Australia Pty Ltd) allocates 26,187m² of the available development potential to the Entertainment Quarter and reduces the allocation within the working studio precinct from 73,500m² as approved in the Master Plan consent, to 67,500m². This would then result in the following distribution of floor space between the two precincts:

• Working Studio Precinct:	67,500m ²
• Entertainment Quarter:	<u>76,500m²</u>
Total:	<u>144,000m²</u>

The new Channel 9 television studio and the smaller café/retail building to be constructed adjacent to the Parade Ring will absorb around 23,400² of the additional 26,187m² which, pursuant to the Deed of Agreement, has been allocated to the Entertainment Quarter. The floor areas of both new buildings will be confirmed when the Environmental Assessment Report is submitted, along with the net increase in floor area on the site, taking into account the demolition of the Frank Thring building.

1.3 Project Application

The development subject of the Project Application comprises:-

- the demolition of the existing two-storey Frank Thring building on the identified site and the removal of all sealed surfaces;
- excavation, earthworks and service relocation;
- the erection of two new buildings: one, a relatively small two-storey structure to be erected adjacent to the Parade Ring immediately to the south of the former RAS Council Stand (now Stanley Crick House) which will largely comprise café or retail uses, and the other, a seven-storey plus basement new television studio and associated offices for Channel 9 on the site of what was predominantly a coach car park but which is now little utilised;
- the use of the new main building for all purposes associated with a modern television studio including car parking;
- the use of the smaller building adjacent to the Parade Ring for café, retail and parking purposes;
- associated service provision, landscaping and directional and identification signage; and
- construction of secure parking for three outdoor broadcast vehicles (“OBV”s) adjacent to Cook Road and use of the Cook Road gates by those three vehicles when major events are underway within the Moore Park Precinct.

The preliminary drawings in Appendix 1 illustrate the two proposed buildings and their inter-relationship with other adjoining and adjacent buildings. These preliminary plans are the subject of ongoing design development and updated plans will be provided in the Environmental Assessment Report, once lodged.

1.4 Capital Investment Value

The Capital Investment Value of the project, as defined in the Major Projects SEPP, is approximately \$93.8 million. This will be confirmed when the Environmental Assessment Report is lodged with the Department.

1.5 Approvals Framework

The land to which the Project Application relates is entirely within that area bounded by a heavy black line on Map 8 of Schedule 2 to the Major Projects SEPP. Pursuant to the SEPP and Section 75B of the Act, the proposal is a Project to which Part 3A of the Act applies. Confirmation is sought from the Minister for Planning in this regard.

Through the operation of the Major Projects SEPP, the Minister is the consent authority for the project.

The land to which the Project Application relates comprises the former Moore Park Showground, now occupied by the working film studio precinct and by the Entertainment Quarter. All of this land lies within the local government area of the City of Sydney.

An assessment of the proposal with reference to the legislative framework is provided at Section 7 of this report.

1.6 Application Checklist

Department of Planning Guideline, “Steps in the Assessment and Approval of Major Projects under Part 3A”, dated September 2007, simply makes reference to a Proponent’s ability to submit an “initial application” along with “a preliminary environmental assessment”. A previous Guideline dated September 2005 listed the matters to be addressed in a Project Application. The following table sets out the matters and notes where or how each of those requirements is addressed within this PAR:-

Table 1: Matters required to be addressed in this PAR

Requirement	Where addressed
(a) A written and graphical description of the project and any ancillary components, including relevant preliminary plans	Section 4 and Appendix 1
(b) The location(s) and a map identifying the site(s) / alignment / corridor	Section 2 and all Figures
(c) The capital investment value and other relevant information in relation to parameters set out in the Major Project SEPP or any relevant order	Section 1.3; Section 7.2.1

Requirement	Where addressed
relevant for determining whether Part 3A applies to the project	
(d) The planning provisions applying to the site and whether the project is permitted under the prevailing EPIs, DCPs, policies etc, and if the project is inconsistent with such instruments/plans/policies	Section 7
(e) The views of the other agencies, local council and/or the community if known	Section 3
(f) List any other approvals required in particular if a licence from the Department of Environment and conservation under the Protection of the Environment Operations Act is required	Section 7.1.2
(g) If relevant, justification as to why the project should be considered to be a major project under Part 3A, taking into consideration the relevant criteria	Section 7.2.1
(h) A preliminary assessment to identify the likely environmental issues	Section 5
(i) A completed application form	A completed application form is provided under separate cover.
(j) The prescribed application fee	The application fee for lodgement of this Preliminary Assessment Report is \$1,000.00. The balance of the fee will be submitted with the Environmental Assessment Report.
(k) The number of copies of application documents requested by the Department, including documents in electronic format	A total of 10 copies of the Preliminary Assessment Report is provided. An electronic copy of the Preliminary Assessment Report is provided on CD.
(l) Any other matters required by the Director-General, following consultation with the Department	If and when identified, these will be addressed.

2. SITE DESCRIPTION

2.1 Location and Ownership

The land to which the Project Application relates comprises part of the former Moore Park Showground at Moore Park. The former Moore Park Showground is occupied in part by professional film studios and in part by a family entertainment precinct, now known as the Entertainment Quarter.

The Entertainment Quarter is occupied by CFS Managed Property Limited as trustee of the Bent Street Trust and adjoins the professional film studio precinct known as Fox Studios operated by Fox Studios Australia Pty Limited. Each of these two precincts comprises a separate parcel of land operated by a separate organisation. (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.)

The Entertainment Quarter is located in the Eastern Suburbs of Sydney, some 2.2 kilometres east of Central Railway Station, 3.3 kilometres south-east of the Sydney GPO and approximately 1.8 kilometres west of Bondi Junction, as shown on Figure 1.

The Entertainment Quarter comprises Lot 52 in DP 1041134, having an area of 11.08 hectares, and is owned by the Centennial Park and Moore Park Trust.

2.2 Site of the Proposed Building

The Project Application relates to that part of the Entertainment Quarter which comprises the former coach car park and adjoining Frank Thring building and a largely vacant area (but for temporary playground equipment) adjacent to the Parade Ring.

The coach car park was originally provided to cater for coach-loads of visitors expected to visit what was known as the Fox Backlot, a themed film-based entertainment concept within the professional studio. The concept was unsuccessful and ceased operation around 2000.

To the north of the car park and forming part of the site is a two-storey concrete slab and perimeter façade column building with a cantilevered concrete awning. It was built in 1967. It has low heritage significance, and will be demolished.

To the east of the car park is Suttor Avenue, beyond which is the Parade Ring. Between Suttor Avenue and the Parade Ring is an open area occupied in part by a children's playground. A separate two-storey building is to be constructed on this part of the site. It will accommodate café, retail and parking uses.

2.3 History and Heritage

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 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 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.

2.4 Existing Improvements

The locations of existing buildings, pathways, roads, parking spaces and trees within the former Moore Park Showground are identified on the approved Master Plan extract, as amended, provided in Figure 4.

The former Moore Park Showground is divided into precincts, the boundary between which is identified on Figure 5. The new buildings to which this Project Application relates are located within the pink precinct on Figure 5, being the Entertainment Quarter.

2.5 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, 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.

Throughout the Entertainment Quarter are film-related offices which either support or are used in conjunction with the working film studios. Commercial premises are able to be developed within both the Entertainment Quarter and the Working Studio Precinct, but must by definition be related to the film and television industry.

Within the Entertainment Quarter, there are around 350 – 400 direct jobs engaged in film/television/media-related industries. These businesses currently include Showtime, NCN, TV1 and Trackdown and occupy around 10,000m² of floor space. These activities will be

supplemented by the educational functions now conducted in the recently completed Australian Film Television and Radio School.

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.

Typically, the car park is no more than one-half to two-thirds full at any time during a normal week day. Real change tends to occur only on a weekend, when adjacent venues are operation (eg. the SCG and Aussie Stadium). On most week days, there is ample spare capacity in the main car park.

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.

2.6 Existing Master Plan Consent

2.6.1 Overview

The consent for the Master Plan development application 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 development applications.

2.6.2 Land uses and precincts

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.

The following land uses were approved within the Family Entertainment Precinct:-

- film and television studio;
- amusement and entertainment facilities (including studio tour);
- car and coach parking;
- film related development;
- commercial premises;
- restaurants;
- catering facilities;
- shops;
- landscaping;
- public utilities;
- roads; and
- ancillary and incidental uses to the above purposes.

The studio tour/backlot was the only family entertainment-type activity which extended into the working studio precinct.

2.6.3 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 development application for a detailed work or use has been approved at the former Moore Park Showground, to the extent that the proposal subject of that development application 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.

2.6.4 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 working film studio and a family entertainment precinct, 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 4.

2.6.5 Approved Master Plan floor space areas

The Master Plan Consent, as amended, gives approval to the following floor space areas within each of the precincts at the former Moore Park Showground as follows:-

- working studio precinct: 73,500m²
- family entertainment precinct: 50,313m²
- Total floor space area: 123,813m²

This reflects the amount of floor area for which consent has been sought to date. It is substantially less than 144,000m² of floor area permitted by Clause 16 of SEPP 47.

2.6.6 Amended precinct boundaries

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 provided in Figure 4. The precincts as they now exist, are shown on Figure 5.

The existing floor area in what is now known as the Entertainment Quarter is 50,313m², whilst the existing floor area in the working studio precinct is just less than 60,000m².

2.6.7 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 is permitted

in the working studio by the Master Plan Consent) and 76,500m² to the Entertainment Quarter.

Accordingly, the difference between the floor space limit previously approved in the Entertainment Quarter (ie. 50,313m²) and the limit referred to in the Deed of Agreement (ie. 76,500m²) – that is, 26,187m², is now to be accommodated within the Entertainment Quarter, largely within the two new buildings now proposed.

2.6.8 Implications of Project Application for the Approved Master Plan

The table below summarises the floor space permissible and currently developed under the Master Plan Consent, as well as the additional floor space now proposed.

Table 2: Floor Space – Master Plan Consent and SEPP 47

	Master Plan Consent			
	Entertainment Quarter	Working Studio Precinct	Former Moore Park Showground (i.e. EQ + working studio)	SEPP 47 – Moore Park Showground
Maximum floor space permissible	50,313m ²	73,500m ²	123,813m ²	144,000m ²
Floor space currently developed	50,313m ²	58,838m ²	109,151m ²	109,151m ²
Floor space yet to be constructed	Nil	14,662m ²	14,662m ²	34,849m²
Allocation of floor space under 2003 Deed of Agreement	76,500 m ²	67,500m ²	144,000m ²	144,000m ²
Remaining floor space to be constructed under 2003 agreement	26,187m²	8,662m ²	34,849m ²	34,849m ²

3. VIEWS OF AGENCIES AND COMMUNITY, IF KNOWN

Until May 2005, with the advent of State Environmental Planning Policy (Major Projects) 2005, the Minister was the consent authority for all development within the former Moore Park Showground. This situation was in place for around 10 years following the gazettal of State Environmental Planning and Policy No. 47 in 1995.

Pursuant to the Major Projects SEPP, the Minister is now the consent authority only for development with a capital investment value of \$5 million or more. Sydney City Council is the consent authority for development with a capital investment value of less than \$5 million. CFS Managed Property Ltd intends nevertheless to brief the Council in relation to the Channel 9 project.

CFS Managed Property Ltd has consulted with the Centennial Park and Moore Park Trust ("CPMPT") as owner of the former Moore Park Showground on several occasions. The CPMPT is supportive of the inclusion of a new complex for Channel 9 within the Entertainment Quarter.

CFS Managed Property Ltd has also consulted with senior officers in the Department of State and Regional Development (on 9 January 2008), a representative of Fox Studios Australia (on 15 January 2008), and with officers of the Department of Planning (on 2 and 9 April 2008).

(The Department is requested to note that the preliminary project application drawings provided in Appendix 1 have yet to reflect the on-site discussions with Departmental representatives, other than the deletion of a stairway shown on the earlier plans linking the new building proposed adjacent to the Parade Ring with the Parade Ring itself. The design issues raised by the Department at the on-site meeting will be addressed in the Environmental Assessment Report. Final drawings will also be included with the Environmental Assessment Report, when lodged.)

4. PROJECT APPLICATION

4.1 Overview

The development subject of the Project Application comprises:-

- the demolition of the existing two-storey Frank Thring building on the identified site and the removal of all sealed surfaces;
- excavation, earthworks and service relocation;
- the erection of two new buildings: one, a relatively small two-storey structure to be erected adjacent to the Parade Ring immediately to the south of the former RAS Council Stand (now Stanley Crick House) which will largely comprise café or retail uses, and the other, a seven-storey plus basement new television studio and associated offices for Channel 9 on the site of what was predominantly a coach car park but which is now little utilised;
- the use of the new main building for all purposes associated with a modern television studio including car parking;
- the use of the smaller building adjacent to the Parade Ring for café, retail and parking purposes;
- associated service provision, landscaping and directional and identification signage; and
- construction of secure parking for three outdoor broadcast vehicles (“OBV”s) adjacent to Cook Road and use of the Cook Road gates by those three vehicles when major events are underway within the Moore Park Precinct.

The preliminary drawings in Appendix 1 illustrate the two proposed buildings and their inter-relationship with other adjoining and adjacent buildings. These preliminary plans are the subject of ongoing design development and updated plans will be provided in the Environmental Assessment Report, once lodged.

4.2 Floor Space

The Channel 9 building and the smaller café/retail building to be erected adjacent to the Parade Ring will together have a floor space area of around 23,400m².

4.3 Building to be demolished

Approval is sought for the demolition of Building 17. Building 17 (the Frank Thring building) is identified as having “low” heritage significance in the Moore Park Showground Conservation Strategy 1995.

4.4 Address and Activation of the Public Domain

The proposal has a major address point at the termination of Errol Flynn Boulevard. The News Room is located on Errol Flynn Boulevard and immediately adjacent to the entry to activate the public domain and foyer of the proposal. It will provide views from the public domain into the operation of a working television studio. A portion of the foyer will be

accessible to the public. The location of the entry at the termination of Errol Flynn Boulevard also facilitates the direct addressing of pedestrian movement along Chelmsford Avenue from Driver Avenue and Moore Park.

A minor address is located on Bent Street. Together with an adjacent café, a pedestrian / visual link to the Parade Ring and pedestrian bridge structure, it acts as a considered termination to the Bent Street pedestrian retail activity. The current termination of Bent Street is poorly resolved, terminating in a fence to the current coach parking area.

The café adjacent to the Parade Ring is a continuation of the active dining use to other buildings addressing the Parade Ring.

4.5 Building Height and Massing

The building massing for the proposal acknowledges the urban design principles described in the Master Plan for the precinct.

The proposal uses the east-west alignment of Chelmsford Avenue to demarcate a lower height zone north of the alignment, and a higher height zone south of the alignment. A lower height zone adjacent to the Parade Ring is also suggested by the proposal.

The Byron Kennedy Hall tower and RAS Council Stand are located immediately north-west and north-east of the site respectively. The heritage sensitivity of both structures has dictated the lower height massing to the portion of the site north of the Chelmsford Avenue alignment.

Immediately south of the proposal is Building 220. The higher massing of the proposal immediately adjacent to Building 220 effectively mitigates impacts of higher-rise on the public domain. The height of the higher massing portion of the proposal is commensurate with surrounding build form: the new SCG Hill Grandstand and the Frank Hurley Grandstand.

Adjacent to the Parade Ring, the building mass is commensurate with other low-height buildings with directly address the Parade Ring.

The higher mass building contains office space, edit suites and a variety of 'support' functions to the television studios. The building is orientated east-west with a side-core arrangement located on the south side for the floor plate. This provides the best solar orientation for the building mass.

The television studios, warehouse and news room components of the proposal are largely located on the north side of the Chelmsford Avenue alignment, given separate massing and identity, and are at a scale proximate to immediately adjacent buildings.

A separate two-storey building containing active public uses is located adjacent to the Parade Ring. Its scale will be commensurate with all other buildings directly addressing the Parade Ring. A pedestrian bridge will connect it to the Channel 9 building, creating a positive termination to Bent Street which is currently terminated by a fence to the coach parking.

4.6 Access and Parking

The existing public circulation and access to the Entertainment Quarter will remain unchanged but for the need to provide an alternative ingress/egress for three outside broadcast vehicles ("OBV"s) when major events are underway within the Moore Park

Precinct. All vehicle access except for OBV's will continue to be restricted to Errol Flynn Boulevard, Park Road and Suttor Avenue. It is proposed that during major events up to three OBV's be permitted to enter and leave the site via the Cook Road gates in order to avoid undue delays in their assignments.

The proposal includes 130 new basement car spaces with the remainder of parking demand to be accommodated in the existing multi-storey parking station. The basement car park will be accessed via separate entry and exit ramps from Errol Flynn Boulevard and Park Road respectively.

Bicycle racks and showers have been included in the basement car park to encourage commuters to ride to the site and make use of the ample bike lanes provided in surrounding Centennial and Moore Parks.

The roundabout terminating Errol Flynn Boulevard will be amended to include a set-down lane to service the proposal.

4.7 Servicing

All building service entries have been co-located to the northern boundary of the site to minimise any impact on the public domain. Service vehicles will be able to access the proposal via the existing internal road system along Errol Flynn Boulevard, Park Road and Suttor Avenue.

The preliminary Project Application drawings show a loading dock to the west of Suttor Avenue with capacity for one articulated vehicle for the loading/unloading of sets, general deliveries and waste removal and collection.

Opposite the loading dock is the building's mail room and adjacent to this is a garage for the loading and parking of 6 modified 4-wheel-drive news vehicles. The extent of Suttor Avenue used for service vehicle access is restricted to the portion currently used as the coach car park entry.

5. KEY ISSUES

5.1 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 Development Application 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. Subsequent development applications 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.

It is essential that any additional structure introduced into the Entertainment Quarter be considered from an urban design perspective, to ensure compatibility with the character of the precinct and minimising adverse impacts on the heritage significance of the place.

The Environmental Assessment Report will address the principles inherent in the existing built form of the Entertainment Quarter, reflecting the intentions of the original Master Plan. These include:-

- the Parade Ring as the focal point and primary open space feature;
- the built form that spatially defines the Parade Ring, and internal streets;
- a coordinated suite of urban elements; and
- heritage buildings as landmark features.

These principles are embraced by and reflected in, the selection of the nominated site for the Channel 9 television studios.

The Environmental Assessment Report will provide the justification for the selection of the nominated location for the Channel 9 building and address relevant urban design issues raised by the proposed development, including those issues raised by the Department during the on-site meeting including, but not limited, to, pedestrian movement around/through the site of the proposed Channel 9 building, the activation of Bent Street, the height of the ground level relative to the public domain, the design of the pedestrian bridge between the two new structures, mitigation of the perceived proposed height and mass of the new Channel 9 building when viewed from the public domain and integration of signage into the design.

5.2 Heritage Impacts

Construction of the new Channel 9 television studios requires the demolition of Building 17. Building 17 was identified as having “low heritage significance” in the Moore Park Showground Conservation Strategy. Its removal will have little heritage impact. Similarly, relocation of the children’s playground from the periphery of the Parade Ring will also have little heritage impact.

A Heritage Impact Statement will be prepared by Godden Mackay Logan as part of the Environmental Assessment Report. Godden Mackay Logan, heritage consultants, have provided heritage advice to lessees of the former Moore Park Showground since 1996. They also prepared the 1995 Moore Park Showground Conservation Strategy.

The Heritage Impact Statement will identify potential heritage issues and impacts of the proposed new Channel 9 building arising from the identified site footprint and height identified on the preliminary project application drawings in Appendix 1.

The relationship of the proposed new café structure to the Parade Ring will also be examined in the Heritage Impact Statement to be lodged with the Environmental Assessment.

5.3 Traffic and Parking Impacts

Masson Wilson Twiney, Traffic and Transport Consultants have provided traffic advice to lessees of the former Moore Park Showground since 1998. They will prepare a Traffic and Transport Report as part of the Environmental Assessment Report.

The report will consider the traffic, transport and parking implications of the proposed development with regard to the existing traffic and transport conditions on and surrounding the site. Proposed modifications to the roundabout terminating Errol Flynn Boulevard to facilitate a drop-off point for Channel 9 will be assessed in the report.

The impacts of additional traffic generated by additional floor area, will be most significant during the commuter week-day peak periods on the surrounding road network. This is because traffic generation on a weekend and during events at adjacent venues is less likely to be influenced by additional floor area.

Previous surveys undertaken by the traffic consultants indicate that week-day traffic flows are significantly lower than those experienced on weekends outside of event mode. The additional traffic generation potential of the proposed new floor space will be combined with existing traffic generation determined by surveys of existing operation, and estimated traffic generation of approved/proposed developments where additional floor area is proposed in order to estimate the total traffic generation to and from the Entertainment Quarter with the Channel 9 television studios. Recent analysis of the Lang Road/Errol Flynn Boulevard intersection revealed that the Entertainment Quarter site access intersection would continue to operate satisfactorily and accommodate the additional traffic movements to and from the Entertainment Quarter precinct with the additional floor area now proposed.

In relation to parking, the analysis of existing parking demand for the multi-storey car park within the Entertainment Quarter indicates that there is more than sufficient parking capacity to meet the likely parking demands of the existing site uses, approved and development application pending uses, and the additional floor area now proposed within the Channel 9 television studio, noting that 130 additional spaces are to be provided within the Channel 9 basement. The analysis further reveals that parking demand during event mode is generally expected to remain the same as the existing situation.

5.4 Impacts on the Adequacy of Services

The services supporting the Entertainment Quarter either have adequate spare capacity or can be readily augmented to accommodate the additional floor area identified in the Project Application.

5.5 Public Amenity Impacts

Potential amenity impacts on surrounding residents are generally limited to:-

- impacts during construction; and
- increased traffic generation and additional demand for car parking.

These potential impacts are unlikely to be significant, but will be addressed in the Environmental Assessment Report.

6. INFORMATION TO BE PROVIDED WITH ENVIRONMENTAL ASSESSMENT

6.1 Introduction

This Preliminary Assessment Report seeks the Director-General's Environmental Assessment Requirements (EAR's) for the project. While the final format and content of the Environmental Assessment to be lodged by the Proponent will be guided by the EAR's, the following provides an indication of the documentation likely to be appropriate to be submitted.

6.2 Plans

- Survey Plan;
- Final Project Application drawings, sections and elevations;
- Shadow Diagrams; and
- Photomontages from key locations.

6.3 Reports

- Environmental Assessment Report, which will include as appendices:-
 - ◻ Urban Design Report;
 - ◻ Heritage Report;
 - ◻ Traffic and Transport Report;
 - ◻ Services Report; and
 - ◻ Construction Management Plan

The Environmental Assessment Report will also include a draft Statement of Commitments.

6.4 Other

- Finishes/Materials Board.

7. LEGISLATIVE FRAMEWORK

7.1 Relevant Acts

7.1.1 Part 3A Environmental Planning and Assessment Act 1979

On 1 August 2005, a new Part 3A was introduced in the Environmental Planning and Assessment Act 1979 (“the Act”). Part 3A and its accompanying Regulations and Guidelines contains a new assessment and determination framework for major projects.

The Minister is requested to express his opinion that the development to which this application relates is a project for the purposes of Part 3A of the Act.

7.1.2 Approvals Under Other Acts

If not for the operation of Part 3A of this Act, no separate approvals would need to be obtained under any other Act.

7.2 State Environmental Planning Policies

7.2.1 State Environmental Planning Policy (Major Projects) 2005

State Environmental Planning Policy (Major Projects) 2005 was gazetted in May 2005 and aims to identify development of economic, social or environmental significance to the State or regions of the State, so as to provide a consistent and comprehensive assessment and decision-making process for that development. The Minister for Planning is the consent authority for development of the type, value or in a location, generally as identified in the SEPP, and Part 3A of the Act applies to the development, referred to as “projects” or “major projects”.

Subsection 6(1) of the SEPP specifies that:-

“Development that, in the opinion of the Minister, is development of a kind:

(a) that is described in Schedule 1 or 2 ...

is declared to be a project to which Part 3A of the Act applies.”

Schedule 2 of the SEPP is entitled “Part 3A Projects – Specified Sites”. These sites include, under Clause 9 of Schedule 2, “Sydney – Fox Studios, Moore Park Showground and Sydney Cricket Grounds”. Clause 9 of Schedule 2 of the SEPP identifies:-

“Development within the area identified on Map 8 to the Schedule that:

(a) is the subdivision of land (not including strata subdivision or boundary adjustments), or

(b) has a capital investment value of more than \$5 million.”

Map 8 encompasses all of the Entertainment Quarter.

The land to which the Project Application relates is land entirely within that area bounded by a heavy black line on Map 8 of Schedule 2 for the Major Projects SEPP and has a capital investment value of \$93.8 million.

7.2.2 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 (ie. non-residential), there are no obstacles to the proposal proceeding from a land contamination perspective.

7.2.3 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 former Moore Park Showground site comprises all of the land shown diagonally hatched 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.”

The proposed uses of the two new buildings will comprise one or more of these purposes.

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.”*

All of these matters will be addressed in the Environmental Assessment Report.

Pursuant to Clause 16 of SEPP No. 47, the Minister must not grant consent to an applicant to erect or alter a building within the former Moore Park Showground site if the total area of buildings thereon will exceed 144,000m². The proposal will not increase the floor space beyond 144,000m².



FIGURES



APPENDICES



APPENDIX 1

Preliminary Project Application drawings prepared by Cox