



AMENDMENT TO THE APPROVED MASTER PLAN APPLYING TO THE FORMER MOORE PARK SHOWGROUND

THE ENTERTAINMENT QUARTER, MOORE PARK

PRELIMINARY ASSESSMENT REPORT to accompany a PART 3A CONCEPT PLAN 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 75M of the *Environmental Planning and Assessment Act 1979* (“the Act”) for approval of a Concept Plan for an amendment to the approved Master Plan applying to the former Moore Park Showground (“the Master Plan”).

The Minister for Planning is requested to confirm that the amendment to the Master Plan 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 Concept Plan application for the amendment to the Master Plan.

The Preliminary Assessment Report includes:-

- a site description and analysis;
- an overview of the proposed amendment to the Master Plan;
- a preliminary assessment of the proposed amendment;
- supporting plans and specialist reports proposed to be lodged with the environmental assessment; and
- 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 required to be addressed in the Guidelines for Major Projects is provided at Section 1.5.

1.2 Summary of Concept Plan

The Concept Plan seeks approval for amendments to the Master Plan for the former Moore Park Showground.

The Master Plan 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.

In recent years, various requests have been made (by others) for an updated Master Plan for the former Moore Park Showground which identifies where and how this future additional development potential is to be accommodated. Additionally, as part of the Environmental Assessment Report (“EAR”) for the Australian Film Television and Radio School (“AFTRS”) project it was recognised that the addition of any significant amount of new floor space, over and above that which is associated with the AFTRS, would require a further review of the Master Plan Consent.

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 Concept Plan application identifies the location of nine new buildings/structures within which the additional 26,187m² allocated to the Entertainment Quarter could be potentially contained. Whilst each of the nine individual buildings/structures will be the subject of a separate future Project or Development Application (depending on whether the capital investment value is above or below \$5 million), the Concept Plan application establishes floor space, height, and massing parameters to ensure compatibility with the heritage and urban design qualities of the site.

1.3 Capital Investment Value

The Capital Investment Value of the project, as defined in the Major Projects SEPP, is approximately \$90 million, based on an additional 26,187m² of floor space at an average construction cost of \$3,100 per square metre.

1.4 Approvals Framework

The land to which the Concept Plan 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.

Advice has been received from the Minister for Planning, expressing an opinion in this regard, and authorising the submission of a Concept Plan under Section 75M of the Act.

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

The land to which the Concept Plan 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.

1.5 Application Checklist

A draft Department of Planning Guideline, “Steps in the Assessment and Approval of Major Projects under Part 3A”, dated 14 September 2005, lists the matters to be addressed in a Project Application. The following table sets out the matters and notes where or how each requirement is addressed:-

Table 1: Matters required to be addressed

Requirement	Where addressed
(a) A written and graphical description of the project and any ancillary components, including relevant preliminary plans	Section 4 and Appendix 2
(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 relevant for determining whether Part 3A applies to the project	Section 1.3; Section 7.2.1
(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	Section 7.2.1

Requirement	Where addressed
relevant criteria	
(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 Concept Plan application relates comprises 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 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.

2.3 Existing Improvements

The location of existing buildings, pathways, roads, parking spaces and trees within the former Moore Park Showground are identified on the approved Master Plan, as amended, provided in Appendix 1 and on Figures 2 and 3.

The former Moore Park Showground is divided into precincts, the boundary between which is identified on Figure 5. All of the new buildings/structures to which this Concept Plan application relates are located within the pink precinct on Figure 5, being the Entertainment Quarter.

2.4 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. Nighttime 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 to be conducted in the Australian Film Television and Radio School presently under construction.

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.

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 has consulted with senior officers at Sydney City Council (on 28 June 2007), the Centennial Park and Moore Park Trust as owner of the former Moore Park Showground which includes the Entertainment Quarter (on 24 April 2007, 28 June 2007 and 18 July 2007), Fox Studios Australia Pty Ltd (on 18 July 2007), the Centennial Park and Moore Park Residents' Association, and selected major tenants in the Entertainment Quarter, in relation to the proposed amendments to the approved Master Plan.

4. PROPOSED AMENDMENT TO THE APPROVED MASTER PLAN

4.1 Background

4.1.1 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.

4.1.2 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.

4.1.3 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.

4.1.4 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 Appendix 1. This Concept Plan application now seeks to further amend the plan in Appendix 1, so as to identify various locations within which new buildings/structures can be erected.

4.1.5 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. This Concept Plan application seeks approval for the remaining available development potential within this statutory limit.

4.1.6 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 Appendix 1. 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.

4.1.7 Context for a change to the Master Plan

As part of the Environmental Assessment Report ("EAR") for the Australian Film Television and Radio School ("AFTRS") project it was recognised that the addition of any significant amount of new floor space, over and above that which is associated with the AFTRS, would require a further review of the Master Plan Consent.

The EAR stated that as a separate exercise to the AFTRS proposal, Colonial First State Managed Property Ltd would examine concepts for the accommodation of possible floor space additions within the Entertainment Quarter and would consult with the stakeholders identified in Section 4 of the EAR in relation thereto, once the necessary background heritage, traffic, parking and urban design analyses has been completed. The EAR further stated that this exercise, which was to culminate in a request to further modify the Master Plan Consent, would be undertaken in full consultation with Fox Studios Australia Pty Limited so that there was a clearly agreed strategy between the two head lessees of the land to which the Master Plan Consent relates.

The EAR also stated that the new concept plan would identify where additional floor space could be accommodated.

4.1.8 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, this Concept Plan application seeks approval for 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.

4.2 Proposed Amendment

4.2.1 Overview

Approval is sought to amend the Master Plan Consent by:-

- identifying the location of 9 locations for new buildings/structures within the Entertainment Quarter;
- increasing the maximum floor space permissible on the former Moore Park Showground from 123,813m² pursuant to the approved Master Plan (as amended) to 144,000m² in accordance with SEPP 47; and
- to modify the allocation of the additional floor space between the Entertainment Quarter and the working studio precinct in accordance with the 2003 Deed of Agreement (see Section 4.1.7).

The locations for the 9 additional buildings/structures are identified on Figures 2 and 3, and on the concept plans provided in Appendix 2.

The Concept Plan application does not amend the working studio precinct component of the Master Plan Consent other than to reduce the maximum floor space permissible in that precinct from 73,500m² to 67,500m².

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

4.2.2 Proposed Buildings/Structures

The Concept Plan application seeks approval for the modification of the approved Master Plan diagram forming part of the Master Plan Consent by identifying the location of 9 new buildings/structures. The Master Plan diagram as amended is provided in Figure 4.

The erection and use of these 9 individual buildings will be the subject of separate project applications where their capital investment value exceeds \$5 million. Where the capital investment value is less than \$5 million, a development application will be submitted to Sydney City Council. The Master Plan amendment (see Figure 2) indicates the location and proposed RL of each building. The proposed buildings are briefly described below.

Building	Location	Site Area	Current Use	Potential Floor Space
A	Northern side of Chelmsford Avenue.	660m ²	Vacant.	950
B	South of Park Road, west of Suttor Avenue and to the north of the coach car park.	1518m ²	Building 17, used as film-related commercial offices.	5,600

Building	Location	Site Area	Current Use	Potential Floor Space
C	West of Suttor Avenue and north of Building 220, and comprising the coach car park.	2038m ²	Coach car park (now not used as such).	8,007
D	East of Suttor Avenue, south of the former RAS Council Stand and on the western side of the Parade Ring.	500m ²	Vacant.	1,000
E	East of Suttor Avenue, north of Building 202, on the western side of the Parade Ring and to the east of the coach car park.	230m ²	Children's playground.	460
F	Adjoining north-western corner of multi-deck car park, south of Park Road and east of Errol Flynn Boulevard.	805m ²	Vacant, with relocated Fig Tree	4,830
G	Immediately adjacent to entry to EQ on eastern side of Errol Flynn Boulevard.	1050m ²	Service yard for the Entertainment Quarter	1,900
H	On the north-facing roof terrace to Building 17 (south of Bent Street).	580m ²	Nil.	1,160
K	To the north-east of Heritage Park.	1643m ²	Building 125, occupied by film-related development (Track Down).	4,980

The proposed uses of these new buildings will be detailed in separate applications.

Proposed uses will be consistent with the uses already approved for the Family Entertainment Precinct in the Master Plan consent, and will be consistent with the ground lease. Pursuant to the ground lease the Family Entertainment Precinct, or complex, is defined as an entertainment complex for the use by the general public, including restaurants, retail areas, cinemas, tours and attractions and any other complimentary, subsidiary or ancillary developments or facilities, to be constructed and operated on the premises. The

improvements must be constructed and maintained so as to provide public access and be consistent both with a high quality Family Entertainment Complex and with the outstanding cultural and heritage significance of the former showground site.

4.2.3 Floor Space

The sum total of the buildings/structures identified on sites A-K in the above table is 28,887m². When allowance is made for the existing floor space lost through demolition of existing structures (ie 2,700m²), the resultant net additional floor space is 26,187m².

4.2.4 Buildings to be Demolished

The Concept Plan application seeks approval to the demolition of Building 17 (on Site B), and Building 125 (on Site K). Building 17 is identified as having low heritage significance in the Moore Park Showground Conservation Strategy 1995, whilst Building 125 is a purpose-built sound stage.

4.2.5 Building Height and Massing

Provided in the Urban Design Report in Appendix 3 is a Building Heights diagram which identifies on a site-by-site basis, the maximum height limits (excluding roof-top plant and architectural features) for each of the nine locations selected for new buildings/structures. A similar approach was adopted by the original Master Plan.

Compliance with the nominated building heights will ensure compatibility with the character, heritage significance and urban design qualities of the former Moore Park Showground.

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 structures 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. Provided in Appendix 3 is an Urban Design Report prepared by Cox Architects, which analyses the urban design characteristics of the Entertainment Quarter and identifies opportunities and constraints to the introduction of additional floor space, in the form of new buildings or additions to existing buildings. The analysis examines:-

- the Entertainment Quarter's entrance and address;
- its urban structure;
- its built form;
- its spatial structure;
- its landscape qualities;
- views and vistas into and within the Entertainment Quarter; and
- circulation within and access to the Entertainment Quarter.

Consideration of these factors has generated an urban design concept depicted on the concept plans in Appendix 2. That is, the introduction of 9 new buildings or additions to existing buildings which are located in response to the urban design opportunities and constraints of the site. The Urban Design Report states at page 3:-

"The 9 locations have been proposed on the basis that the positive qualities currently inherent in the precinct and the principles described in the original Master Plan are 'enhanced', or at the very least 'maintained'."

The Urban Design Report identifies a number of principles inherent in the existing built form of the Entertainment Quarter, reflecting the intentions of the original Master Plan. These include:-

- significant leisure, entertainment and retail uses which activate Bent and Main Streets;
- the Parade Ring as the focal point and primary open space feature;

- the built form that spatially defines the Parade Ring, Bent Street, Main Street and Cinema Plaza;
- planting that defines Bent and Main Streets;
- a coordinated suite of urban elements;
- hierarchy of paving finishes;
- heritage buildings as landmark features; and
- the provision of shade and shelter for pedestrian amenity.

These principles are embraced by and reflected in, the selection of the 9 nominated sites for additional floor space/new buildings.

Furthermore, the Urban Design Report identifies opportunities to improve the amenity of those parts of the Entertainment Quarter which currently do not achieve the quality or standard of amenity that the majority of the precinct achieves, through the introduction of new building elements. A further benefit is the expansion of the area of the Entertainment Quarter that is publicly accessible and usable by visitors.

The attached Urban Design Study in Appendix 3 provides the justification for the selection of the nine nominated locations and addresses relevant urban design issues raised by the proposed amendment to the approved Master Plan.

5.2 Heritage Impacts

A Heritage Report has been prepared by Godden Mackay Logan in relation to the proposed amendments to the Master Plan (see Appendix 4). 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 Report identifies potential heritage issues and impacts of each of the proposed nine new buildings/structures arising from the identified site footprints and heights identified on the concept plan diagrams in Appendix 2. Those concept diagrams in fact represent the consultative process undertaken between the project architect and the heritage consultant, whereby previous options have been analysed, assessed and refined to minimise potential adverse heritage impacts and ensure compatibility of the proposed additional buildings with the heritage qualities of the former Moore Park Showground. In other words, the Concept Plan for which consent is sought, reflects the outcome of detailed heritage considerations.

It should be noted that the Heritage Report does not address the heritage issues that may be associated with the detailed architectural design of individual buildings on each of the sites identified on the Concept Plan, and these will need to be addressed when individual proposals are being formulated. Each of those proposals will be accompanied by a detailed Heritage Impact Statement, as is required for all applications for detailed works and uses pursuant to the Master Plan Consents, as amended.

The erection of the proposed nine buildings will necessitate the demolition/removal of:-

- Building 17 (to be replaced by Building B);

- Building 125 (to be replaced by Building K);

Building 17 was identified as having “low heritage significance” in the Moore Park Showground Conservation Strategy. Its removal will have little heritage impact. Building 125 has no any heritage significance, being a purpose-built sound stage erected within the last 10 years.

A *Ficus Hillii* is located at the northern corner of Site F. This tree was identified as having “Considerable Significance” in the 1995 Conservation Strategy and was relocated from its original location near the Wood Chipping Ring during the redevelopment of the former Moore Park Showground into a film studio and entertainment quarter.

The Heritage Report concludes as follows:-

“The development sites identified in the proposed amendment to the Master Plan have been carefully chosen as discrete sites to reflect the built form and scale of the former Moore Park Showground. The potential building envelope of the sites has been carefully selected to minimise heritage impacts. The maximum heights identified for all sites have been defined to limit any heritage impacts on nearby heritage items and the scale and character of the Former Showground as a whole. Sites B and C have maximum heights that vary across these sites to minimise impacts on specific nearby heritage items. Sites A and G have specific setbacks to protect the setting of adjacent heritage items. Notwithstanding the careful selection of sites and the definition of maximum envelopes together with the urban design improvement of some of these sites, this report concludes that there will be some inevitable cumulative loss of open space and the resulting impacts on the heritage character of the site as a whole from its time as the Moore Park Showground. As a mitigative measure, it is recommended that an open space strategy be prepared to guide further landscape and use planning for the retention, public use and appreciation of public open space areas including the former Parade Ring, Heritage Park, roads and footpaths.

Future development should represent an appropriate design response to the heritage significance, setting and character of the Entertainment Quarter. Future development of these sites should give consideration to pedestrian access and the importance of heritage interpretation of the former Showground.

As part of future development, there may be opportunities for the transferral of floor space, both within and between sites, in order to mitigate potential heritage impacts that may arise from the development of each site to the extent of the footprints and floor level indicated in The Cox Urban Design Report, April 2007.

This report identifies that the proposed as an amendment to the approved Master Plan would not have a negative impact on the former Moore Park Showground as a whole, provided that the suggested mitigative measures described in Section 6.2, and 7.0 and 8.0 are implemented.”

The suggested mitigative design measures described in the Heritage Report will be embraced in the draft Statement of Commitments which will form part of the Environmental Assessment Report.

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 have prepared a Traffic and Transport Report to accompany this Preliminary Assessment Report (see Appendix 5).

The report in Appendix 5 considers the traffic, transport and parking implications of the proposed additional floor area within the Entertainment Quarter with regard to the existing traffic and transport conditions surrounding the site.

The report notes that 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.

Surveys undertaken by the 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 has been 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 under the proposed Master Plan amendment. Analysis of the Lang Road/Errol Flynn Boulevard intersection reveals 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 proposed with the Master Plan amendment.

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 proposed by the Master Plan amendment. The analysis further reveals that parking demand during event mode is generally expected to remain the same as the existing situation.

The Traffic and Transport Report concludes as follows:-

"It is envisaged that the additional floor area within the Entertainment Quarter will provide a mix of film/entertainment/retail/restaurant/leisure uses as envisaged under SEPP 47, generally in the same proportions as presently exist.

This Traffic and Parking Assessment has considered the implication of the Master Plan concept amendment based on existing and known proposed development within the Entertainment Quarter. However, it is noted that further detailed traffic and parking assessments will be required as part of development or project applications, once particular uses of individual new buildings are known.

The additional floor area within the Entertainment Quarter will generate additional traffic flows to and from the Entertainment Quarter site and increase demand for parking compared to the existing situation, particularly for non event modes.

For non event modes, the analysis presented in this report has concluded that:

- *Additional traffic generation can be satisfactorily accommodated with regard to intersection operation and capacity;*
- *Additional parking demands can be accommodated on-site within the multi-storey car parking facility.*

For event modes, the traffic generation and parking demands are not expected to be significantly different to existing conditions as these demands are typically generated by uses outside of the Entertainment Quarter (ie. SCG, Aussie Stadium and Hordern Pavilion) and are not related to additional floor area within the Entertainment Quarter.”

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 buildings/floor area identified on the Concept Plans (see Appendix 6).

5.5 Public Amenity Impacts

Potential impacts on surrounding residents are generally limited to:-

- visual impact and views (in relation to Site K only);
- traffic and car parking; and
- noise.

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

6. INFORMATION TO BE PROVIDED WITH ENVIRONMENTAL ASSESSMENT

6.1 Introduction

This Concept Plan Application 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

- Amended Master Plan;
- Floor Space Allocation Diagram; and
- Building Heights Diagram.

6.3 Reports

- Environmental Assessment Report, which will include as appendices:-
 - Urban Design Report;
 - Heritage Report;
 - Traffic and Transport Report; and
 - Services Report.

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

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. The Minister is also requested to authorise lodgement of a concept plan. This Concept Plan application is therefore lodged pursuant to Section 75M of the Act, for approval to carry out a project as defined in 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 Fox Studios.

The land to which the Project Application will relate 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 \$90 million.

7.2.2 State Environmental Planning Policy No. 11 (Traffic Generating Developments)

State Environmental Planning Policy No. 11 (Traffic Generating Developments) ("SEPP 11") establishes the Roads and Traffic Authority as the traffic management authority to be consulted in relation to development proposals, and ensures it is given the opportunity to make a representation on a development application before the local council decides whether to approve a proposal. Schedules 1 and 2 of SEPP 11 identify forms of development which are required to be subject to varying levels of consultation.

7.2.3 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.

7.2.4 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.”

Future uses of the individual buildings/structures to be erected pursuant to separate (future) projects or development applications 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 proposed amendment to the Master Plan consent will increase the permissible floor area pursuant to that consent from the existing 123,813m² to 144,00m² so that the maximum floor space permissible by the Master Plan is consistent with SEPP 47.



FIGURES



APPENDICES



APPENDIX 1

Approved Moore Park Showground Master Plan, as amended



APPENDIX 2

Concept Plans prepared by Cox



APPENDIX 3

Urban Design Report prepared by Cox



APPENDIX 4

Heritage Report prepared by Godden Mackay Logan, Heritage Consultants



APPENDIX 5

Traffic Report prepared by Masson Wilson Twiney



APPENDIX 6

Services Report prepared by Norman Disney & Young