



**CONCEPT PLAN APPLICATION TO IDENTIFY
SITES FOR NINE (9) NEW BUILDINGS IN
THE ENTERTAINMENT QUARTER, AN
INCREASE IN THE MAXIMUM PERMISSIBLE
FLOOR SPACE IN THE ENTERTAINMENT
QUARTER, A RE-ALLOCATION OF FLOOR
SPACE AREA BETWEEN THE
ENTERTAINMENT QUARTER AND THE
WORKING STUDIO PRECINCT AND FOR THE
DEMOLITION OF BUILDINGS 17 AND 125**

ENVIRONMENTAL ASSESSMENT REPORT

**Prepared for
CFS Managed Property Ltd**

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

**By
BBC Consulting Planners**

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Table of Contents

1.	INTRODUCTION AND OVERVIEW.....	1
1.1	Purpose of this Report.....	1
1.2	Background	1
1.3	Development for which Concept Plan approval is sought.....	2
1.4	Capital Investment Value.....	3
1.5	Approvals Framework.....	3
1.6	Land to which the Concept Plan application relates	3
1.7	Consent Authority	3
1.8	Schedule of Environmental Assessment Requirements.....	3
2.	FORMER MOORE PARK SHOWGROUND, THE ENTERTAINMENT QUARTER AND THEIR SURROUNDS.....	6
2.1	Location and Ownership	6
2.2	Abbreviated Site History and Heritage.....	6
2.3	Existing Improvements.....	7
2.4	The Entertainment Quarter.....	7
2.5	Surrounding Development	8
3.	THE APPROVED MASTER PLAN	10
3.1	Introduction	10
3.2	Approved land uses and precincts.....	10
3.3	Changes to the Master Plan consent by way of subsequent consents for detailed works and uses	11
3.4	Evolution of the Master Plan	11
3.5	Amended precinct boundaries.....	12
3.6	Floor space areas.....	12
3.7	Environmental Monitoring and Management Strategies	12
4.	PROJECT FOR WHICH CONCEPT PLAN APPROVAL IS SOUGHT	14
4.1	Introduction	14
4.2	Location, massing and maximum height of nine new buildings.....	15
4.3	Increase in maximum permissible floor space area on former Moore Park Showground.....	17
4.4	Increase in the maximum floor space area permissible in the Entertainment Quarter	17
4.5	Re-allocation of additional floor space area from the working studio precinct to the Entertainment Quarter.....	18
4.6	Buildings to be demolished	18
5.	CONSULTATION.....	19
5.1	Pre Issue of DGR's.....	19

5.2	Post Issue of DGR's	19
6.	KEY ASSESSMENT REQUIREMENTS	21
6.1	Relevant EPI's, Policies and Guidelines to be Addressed	21
6.2	Built Form	26
6.3	Land Use/GFA/Retail Use	30
6.4	Environmental and Residential Amenity.....	35
6.5	Car Parking/Traffic Impacts (Construction and Operation)	37
6.6	Ecologically Sustainable Development (ESD).....	40
6.7	Contributions.....	42
6.8	Consultation	42
6.9	Heritage.....	42
6.10	Economic Impact Assessment	44
6.11	Staging	44
6.12	Concept Plan	45
7.	DRAFT STATEMENT OF COMMITMENTS	48
7.1	Introduction	48
7.2	General.....	48
7.3	Demolition Management.....	49
7.4	Heritage.....	49
7.5	Travel Demand Management.....	50
7.6	Staging	51
7.7	Use of New Buildings.....	51
7.8	Building Height.....	51
8.	CONCLUSION.....	52

FIGURES

- Figure 1: Location
- Figure 2: Fox Studio Environs, identifying proposed new buildings
- Figure 3a: Aerial photograph, identifying proposed new buildings
- Figure 3b: Aerial photograph of wider area
- Figure 4: Master Plan, as amended by the Concept Plan
- Figure 5: Precincts

APPENDICES

- Appendix 1: Director-General's Environmental Assessment Requirements
- Appendix 2a: Original Master Plan
- Appendix 2b: Moore Park Showground Master Plan, as amended



- Appendix 3a: Plans prepared by Cox Architects
- Appendix 3b: Elevations prepared by Colonial First State Property Management
- Appendix 4: Urban Design Report prepared by Cox Architects
- Appendix 5: Heritage Report prepared by Godden Mackay Logan, Heritage Consultants
- Appendix 6: Traffic Report prepared by Halcrow MWT
- Appendix 7: Economic Impact Assessment prepared by Urbis
- Appendix 8: Wind Impact Assessment prepared by Vipac, Engineers and Scientists
- Appendix 9a: Schedule of Buildings in the Entertainment Precinct
- Appendix 9b: Schedule of Buildings in the Working Studio Precinct

STATEMENT OF VALIDITY

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act, 1979*

Environmental Assessment prepared by

Name	Robert Chambers
Qualifications	Dip TP
Address	BBC Consulting Planners Level 2, 55 Mountain Street Broadway NSW 2007
In respect of	Concept Plan application to identify nine new buildings in the Entertainment Quarter, an increase in the maximum permissible floor space in the Entertainment Quarter, a re-allocation of floor space area between the Entertainment Quarter and the working studio precinct and for the demolition of Buildings 17 and 125.

Applicant and Land Details

Applicant name	CFS Managed Property Ltd
Applicant address:	1341 Dandenong Road (Chadstone Shopping Centre), Chadstone Vic 3148
Location of project	Entertainment Quarter comprising Lot 52 in DP 1041134, being part of the former Moore Park Showground, Lang Road, Moore Park
Land owner:	Centennial Park and Moore Park Trust

Environmental Assessment

Statement of Validity	An environmental assessment is attached I certify that I have prepared the contents of the environmental assessment in accordance with the Director-General's requirements (dated 14 March 2008) and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.
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Signature
Date



10August 2009

EXECUTIVE SUMMARY

Project Overview

This Environmental Assessment relates to an application lodged pursuant to Section 75M of the *Environmental Planning and Assessment Act 1979* for approval of a Concept Plan identifying the location of nine new buildings in the Entertainment Quarter, being part of the former Moore Park Showground at Moore Park. Concept Plan approval is also sought for an increase in the permissible floor space within the Entertainment Quarter, a re-allocation of floor space area between the Entertainment Quarter and the working studio precinct and for the demolition of Buildings 17 and 125.

The former Moore Park Showground is the subject of a Master Plan approved on 3 May 1996 which granted staged consent under what was then Section 91AB in Part 4 of the *Environmental Planning and Assessment Act 1979*. The Master Plan approved, inter alia, the division of the site into two precincts (a working film studio precinct and a family entertainment precinct), various uses within each of those precincts, the locations of new buildings, the maximum heights of those new buildings, the floor space area within each precinct, the number of car parking spaces and the required means of vehicular access to the site (ie. from Lang Road).

The approved Master Plan required that all detailed works and uses had to be the subject of separate future development applications. Many of those subsequent development applications have resulted in amendments to the Master Plan as originally approved. As presently approved, the Master Plan permits:-

- 73,500m² of floor space area in the working studio precinct; and
- 50,313m² of floor space area in the family entertainment precinct.

This amounts to 123,813m² of approved floor space area. It is substantially less than the 144,000m² of floor space area permitted by Clause 16 of State Environmental Planning Policy No. 47.

Pursuant to a Deed of Agreement between the two lessees of the former Moore Park Showground, being CFS Managed Property Ltd for the Entertainment Quarter and Fox Studios Australia Pty Ltd for the working studio precinct, the rights of each party to the allocation of the remaining floor space potential have been defined. The Deed of Agreement allocates 67,500m² to the working studio precinct (being 6,000m² less than is permitted by the approved Master Plan) and 76,500m² to the Entertainment Quarter.

Concept Plan approval is now sought for the locations, massing and maximum heights of nine new buildings in the Entertainment Quarter, together comprising no more than 26,187m² of additional floor space, in the locations identified on the plans in **Appendix 3a**.

The floor space area currently approved in the Entertainment Quarter (ie 50,313m²) will thus be increased to the limit referred to in the Deed of Agreement (ie 76,500m²) – that is, an

increase of 26,187m². Concept Plan approval is sought for this increase of floor space area in the Entertainment Quarter and for a decrease in the approved floor space area in the working studio precinct from 73,500m² to 67,500m².

The plans in **Appendices 3a and 3b** identify approximate floor areas, maximum building heights and building envelopes for each of the nine new buildings. These new buildings are identified as A, B, C, D, E, F, G, H, and K on the submitted plans. Their locations, heights and envelopes are the product of detailed urban design and heritage studies and are designed to ensure that the additional floor space will have minimal impact on the built form and heritage character of the former Moore Park Showground.

Detailed uses and works will be the subject of separate future project or development applications (depending on whether the works have a capital investment value of more than \$5 million, which are to be consistent with this amendment to the approved Master Plan. No physical works are sought to be approved by this Concept Plan application except for the demolition of two existing buildings, Building 17 and Building 125, which occupy, respectively, the site of proposed buildings B and K. Neither of these buildings has sufficient heritage significance to warrant retention: 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.

The capital investment value of the project is \$90 million.

Permissibility

Pursuant to the provisions of SEPP 47, amusement and entertainment facilities, car parking, catering facilities, child care facilities, commercial premises, demolition, external lighting, film and television studio, film-related development, landscaping, restaurants, shops, and short-term accommodation are amongst the uses permissible with consent. The individual uses of the nine proposed buildings are not yet known. Actual uses will be selected from the range of uses permissible on the former Moore Park Showground. Notwithstanding the foregoing, Building F adjacent to the structured car park is earmarked for short-term accommodation. However, all detailed uses will form part of separate future applications to construct the individual buildings.

Planning Process

Section 75B of the *Environmental Planning and Assessment Act, 1979* ("the EP&A Act") provides that Part 3A of the EP&A Act applies to the carrying out of development that is declared to be a project to which Part 3A applies.

The land to which the Project Application relates is land entirely within the area bounded by a heavy black line on Map 8 of Schedule 2 to the Major Projects SEPP. Within this area, projects with a Capital Investment Value of more than \$5 million are major projects for the purpose of the SEPP. Pursuant to the SEPP and Section 75B of the Act, the proposal which has a capital investment value of \$90 million, is thus a project to which Part 3A of the Act applies.

The former Minister for Planning formed an opinion on 3 March 2008 that the proposal to provide nine new buildings in the Entertainment Quarter containing up to 26,187m² of floor space area is a project to which Part 3A applies. The Director-General of the Department of Planning subsequently issued Environmental Assessment Requirements (DGRs) for the project, a copy of which is attached at **Appendix 1**. This Environmental Assessment report addresses the issues raised in the DGRs.

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

Environmental Assessment Report

An assessment of the impacts of the proposed development indicates that subject to the implementation of appropriate mitigative measures (see Draft Statement of Commitments in Section 8), the project will not result in any significant environmental impacts. The key areas of potential impact are addressed below.

Urban Design Impacts

The identification of the nine sites for new buildings as shown on the plans in **Appendix 3a** is responsive and sensitive to the Master Plan as amended and the existent built condition of the precinct. The detailed urban design study which has been carried out in **Appendix 4** demonstrates that particular care has been undertaken to reinforce the urban design framework, structure and spatial organisation of the Entertainment Quarter. This has been done through reference to the key urban design issues which have driven successive changes to the original Master Plan and which have resulted in the existing character of the Entertainment Quarter.

The allocation of floor space as identified on the plans in **Appendix 3a** achieves a quality urban design outcome.

Heritage Impacts

Each of the nine locations for new buildings has been selected to ensure that from heritage and urban design perspectives, adverse impacts on the heritage fabric of the former Moore Park Showground are minimised. Urban design and heritage studies respectively in **Appendices 4** and **5** identify the opportunities and constraints which apply within the Entertainment Quarter. Heritage considerations have been pre-eminent. The location, maximum height and building envelope of each new building has been considered from a heritage perspective and related recommendations have been reflected in the plans for which Concept Plan consent is sought.

As a consequence of all of the above, the Heritage Impact Statement in **Appendix 5** concludes that the proposed Concept Plan would not have a negative impact on the former Moore Park Showground provided the suggested mitigative measures identified in the Heritage Impact Statement are implemented. The Proponent undertakes to implement those measures; they are reflected in the Draft Statement of Commitments in Section 7.

Traffic and Parking Impacts

The Traffic and Parking report in **Appendix 6** considers the implication of the nine new buildings based on existing and known proposed development within the Entertainment Quarter. A sensitivity analysis of traffic generation potential of the site has been undertaken as requested by the RTA in order to appreciate the potential implications of variations in land use types for the additional floor space area. 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 the report in **Appendix 6** concludes that:

- additional traffic generation can be satisfactorily accommodated with regard to intersection operation and capacity; and
- 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, SFS and Hordern Pavilion) and are not related to additional floor area within the Entertainment Quarter.

The report in **Appendix 6** finds that the Entertainment Quarter site is well located with regard to public transport services as well as bicycle and pedestrian facilities. The Entertainment Quarter site generally and its individual tenants have implemented a range of travel demand measures to encourage increased use of non-private vehicle modes of travel. These measures and other enhancements are to be incorporated into the future planning of the nine new buildings. In this regard, the Proponent commits to preparing a Travel Demand Management Plan with each future application for detailed works and uses.

Economic Impacts

An Economic Impact Statement is provided in **Appendix 7**. It concludes as follows:-

“The role played by EQ will result in the proposed expansion of facilities having a minimal impact on other retail centres. While it is difficult to precisely estimate the magnitude of impact, it is clear that the impact on retail facilities of the expansion to EQ is expected to be less than -0.5%. Impacts of this magnitude will largely go unnoticed by retailers. EQ serves a vastly different role to other traditional centres and this, combined with the broader area served by the centre, will mean the impacts on any one centre will be negligible.”

and:-

“In response to the Director-General’s Requirements, it is established that ‘the additional retailing impacts on surrounding centres/retail areas, including Bondi Junction and Oxford Street’ will be negligible.”

Wind Impacts

No significant wind impacts are likely to arise from the nine new buildings, as reported in the Wind Impact report in **Appendix 8**.

View Impacts

The sites of the nine new buildings, with the exception of Building K, are well-removed from the nearest residential development along Cook Road, and because their proposed heights are consistent with the heights of existing buildings within the Entertainment Quarter, they will have no discernible impacts on outlooks or vistas across the site from residential buildings along Cook Road. In the case of Building K, it is separated from the nearest residential development by the substantial boundary wall which surrounds the former Moore Park Showground and by Cook Road itself. It is around 35 metres from the nearest residential building. The boundary wall has a height of around 3.2 metres. There are no public views into the Entertainment Quarter from Cook Road.

Building K will have a maximum height above ground measurement to its main roof of RL 60.0 metres AHD or around 16.3 metres. (This excludes rooftop plant rooms and rooftop architectural features. The Proponent commits to restricting rooftop plant rooms and rooftop architectural features to a height of 6.0 metres above the maximum height shown on the plans and cover no more than 25% of the envelope plan area). Moreover, the Proponent anticipates that any plant-related structures would have a height well below 6.0 metres, and the nomination of 6.0 metres is more intended to accommodate architectural roof features. As such, the building on Site K will be approximately the same height as the adjacent new AFTRS building which has a predominant ridge height of RL 59.3 metres AHD but with several roof top plant rooms with maximum heights up to RL 63m AHD.

Residential development opposite Building K on the eastern side of Cook Road predominantly comprises two storey semi-detached terraces, which have west facing bedrooms on their first floors. Impacts on outlook arising out of the construction of Building K are generally limited to these windows. The outlook is through the foliage of the street trees and over the top of the Cook Road boundary wall towards the back of and around the sides of the upper parts of existing Building 125.

It is considered that the impacts on outlook arising from Building K are acceptable, being generally limited to the outlook from bedrooms from the closest dwellings to the east. Consent has previously been granted for a building height of RL 62.0m AHD in this location.

Overshadowing Impacts

No residential properties will be overshadowed by any of the nine new buildings. Similarly, shadow diagrams included in **Appendix 3a** show that even in mid-winter, the shadow impacts of proposed additional buildings on open spaces in the Entertainment Quarter will be minimal. Heritage Park and the Parade Ring will remain predominantly in sun throughout mid-winter days.

Conclusion

On the basis of all of the above, it can be concluded that the Entertainment Quarter is readily capable of accommodating nine new buildings and an additional 26,187m² of floor space area without giving rise to any significant urban design, heritage, traffic, parking, economic, wind overshadowing, view or other impacts, provided the mitigative measure identified in this report and in the accompanying appendices are implemented.

1. INTRODUCTION AND OVERVIEW

1.1 Purpose of this Report

This Environmental Assessment Report has been prepared on behalf of CFS Managed Property Ltd ("the Proponent") to accompany an application lodged pursuant to Section 75M of the *Environmental Planning and Assessment Act 1979* ("the Act") for approval of a Concept Plan application to identify sites for nine new buildings in the Entertainment Quarter, containing 26,187m² of floor space area, a re-allocation of floor space area between the Entertainment Quarter and the working studio precinct and the demolition of Buildings 17 and 125.

The former Minister for Planning formed an opinion on 3 March 2008 that the project 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. At the same time, the Minister also authorised the submission of a Concept Plan.

In March 2008, the Director-General of the Department of Planning issued Environmental Assessment Requirements for the project ("the DGR's"), a copy of which is attached as **Appendix 1**. This Environmental Assessment report addresses the DGR's.

1.2 Background

The Master Plan for the former Moore Park Showground was approved in May 1996 as a staged consent under the then Section 91AB of the *Environmental Planning and Assessment Act 1979*. A copy of the original Master Plan is provided in **Appendix 2a**. It has subsequently been amended on various occasions and now 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 known as Fox Studios Australia and 50,313m² is allocated to the Entertainment Quarter. However, only 58,838m² 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 relates amounts to 109,151m². A copy of the Master Plan as amended is provided in **Appendix 2b**.

It needs to be noted that the figure of 50,313m² for the floor space area within the Entertainment Quarter is less than the floor space approved in the precinct pursuant to the approval of the Australian Film Television and Radio School major project application in December 2006. Condition A4 of the approval provides, inter alia, that the current total floor space allocated to the Family Entertainment Precinct is 52,805m². Reference to the Department of Planning's Director General's Environmental Assessment Report (at page 12) reveals that this total of 52,805m² was derived from adding to the then existing floor space area (ie 40,731m²) in the Family Entertainment Precinct the proposed floor space area of the new AFTRS building (ie 12,074m²). However, no allowance was made for the loss of floor space of the buildings which had to be demolished to make way for the new AFTRS. Accordingly, the actual approved floor space in the Entertainment Quarter is 50,313m² and not 52,805m².

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

In recent years, various requests have been made for an update of the approved Master Plan for the former Moore Park Showground which identifies where and how this future additional development potential is to be accommodated. Most recently, as part of the Environmental Assessment 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 AFTRS, would require a further amendment of the approved Master Plan.

The AFTRS Environmental Assessment (“EA”) stated that as a separate exercise to the AFTRS proposal, CFS 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 AFTRS EA in relation thereto, once the necessary background heritage, traffic, parking and urban design analyses had been completed. The AFTRS EA 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. This has now occurred.

A Deed of Agreement between the lessee of the Entertainment Quarter (CFS Management Property Ltd) and the lessee of the working studio precinct (Fox Studios Australia Pty Ltd) allocates 26,187m² of the available remaining development potential to the Entertainment Quarter and reduces the approved floor space 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 allocation of floor space between the two precincts:

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

This Concept Plan application identifies the locations, maximum heights, footprints and approximate floor areas of nine new buildings/structures within which the additional 26,187m² which has been 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), approval of this Concept Plan application will establish floor space, height, and massing parameters to ensure compatibility with the heritage and urban design qualities of the site. Detailed urban design and heritage reports accompany the Concept Plan application in Appendices 4 and 5 respectively.

1.3 Development for which Concept Plan approval is sought

Approval is sought for nine new buildings in the Entertainment Quarter, each of which will be the subject of a future separate application for detailed works and uses, an increase of 26,187m² of floor space area in the Entertainment Quarter, a modification in the allocation of floor space area between the Entertainment Quarter and the working studio precinct and demolition of Buildings 17 and 125.

1.4 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.

1.5 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.

1.6 Land to which the Concept Plan application relates

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. Each of the nine new buildings are located in the Entertainment Quarter, the boundaries of which are identified on the plans in **Appendix 3a** and on the figures included with this EA. The Entertainment Quarter comprises Lot 52 in DP 1041134 and has an area of 11.08 hectares.

1.7 Consent Authority

Following the gazettal of State Environmental Planning Policy No. 47 in 1995 and until May 2005, when State Environmental Planning Policy (Major Projects) 2005 was first gazetted, the Minister was the consent authority for all development within the former Moore Park Showground. However, 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. As the Capital Investment Value of this project is \$90 million, the Minister for Planning is the consent authority.

1.8 Schedule of Environmental Assessment Requirements

The following table presents the Director-General's Environmental Assessment Requirements and indicates where each requirement is addressed in this report.

Requirement	Where Addressed
<u>General</u>	
The Environmental Assessment (EA) must include:	
1. An executive summary;	Page ii – vii
2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;	Section 2; Appendix 3
3. A thorough description of the proposed development;	Section 4
4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;	Section 6
5. An assessment of the potential impacts of the project and a draft	Sections 6 and 7

Requirement	Where Addressed
<p>Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</p> <p>6. The plans and documents outlined below;</p> <p>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</p> <p>8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); and</p>	<p>Appendices 3a and 3b Page (i)</p> <p>No building work proposed. Capital Investment Value based on \$3,100 per m² x 26,187</p>
<p>9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.</p>	<p>Section 8</p>
<p><u>Key Issues</u></p> <p>The Environmental Assessment (EA) must address the following key issues:</p> <p>1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:</p> <ul style="list-style-type: none"> • SEPP 47, SEPP 55 and SEPP 66. • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. • Justification of the proposed departures from the 1996 Master Plan <p>2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the Moore Park Showgrounds site and its locality.</p> <p>3. Land Use/GFA/Retail Use</p> <ul style="list-style-type: none"> • The EA shall detail individual land uses for each of the proposed building envelopes and assess the suitability of the site for the proposed land uses considering SEPP 47 and existing and surrounding land uses, in particular impacts on adjoining residential areas. The EA shall also assess the proposed allocation and provision of additional GFA over the site and include a site audit of the existing and proposed GFA over the entire site. • The proposed retail uses shall be directed to be ancillary and complementary to the "Entertainment" nature of the site and precinct and not a regional/subregional retail attraction. A retail economic study shall be submitted analysing the additional retailing impact on surrounding centres/retail area, including Bondi Junction and Oxford Street, Paddington. <p>4. Environmental and Residential Amenity The EA must address solar access, view analysis, view loss/impact, wind impacts and achieve a high level of environmental and residential amenity.</p>	<p>Section 6.1 No non-compliance</p> <p>Section 6.1.3</p> <p>Section 6.2</p> <p>Section 6.3.1; Appendices 9a and 9b</p> <p>Section 6.3.2; Appendix 7</p> <p>Section 6.4.1</p>

Requirement	Where Addressed
<p>5. Car Parking / Traffic Impacts (Construction and Operational) The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA shall also provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages.</p> <p>6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the proposed development and for the future design and ongoing operation phases of the development.</p>	<p>Section 6.5.1; Appendix 6</p> <p>Section 6.6.1</p>
<p>7. Contributions The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contributions Plan and/or details of any Voluntary Planning Agreement.</p> <p>8. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p> <p><u>Other Key Issues</u></p> <p>Heritage The EA shall provide a Heritage Impact Statement (HIS) should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact". The HIS shall include photomontages of the proposed building envelopes within the site context from key vistas.</p> <p>Economic Impact Assessment (retail/commercial development only) The EA shall address the economic impact of the proposal and include an investigation into the impact upon the retail, commercial and residential industry within the locality and having regard to the hierarchy of centres in the relevant regional strategy.</p> <p>Staging The EA must include details regarding the staging of the proposed development.</p> <p>Concept Plan The Concept Plan shall also consolidate the 1996 Master Plan to create one single document.</p>	<p>Section 6.7.1</p> <p>Section 5; Section 6.8</p> <p>Section 6.9.1; Appendix 5</p> <p>Section 6.10.1; Appendix 7</p> <p>Section 6.11.1</p> <p>Section 6.12.1</p>

2. FORMER MOORE PARK SHOWGROUND, THE ENTERTAINMENT QUARTER AND THEIR SURROUNDS

2.1 Location and Ownership

This Concept Plan application relates to the former Moore Park Showground at Moore Park which is now occupied in part by the working film studios precinct and in part by the Entertainment Quarter (previously known as the Family Entertainment Precinct).

The Entertainment Quarter is occupied by CFS Managed Property Limited as trustee of the Bent Street Trust and adjoins the working 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 former Moore Park Showground 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 former Moore Park Showground comprises Lots 51 and 52 in DP 1041134, having respective areas of 13.22 hectares and 11.08 hectares. The former is occupied by Fox Studios Australia and the latter by the Entertainment Quarter. Both lots are owned by the Centennial Park and Moore Park Trust. All of the proposed new buildings are within the Entertainment Quarter.

2.2 Abbreviated 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.

Further details of the history of the former Moore Park Showground including what is now the Entertainment Quarter are provided in the Heritage Impact Statement in **Appendix 5**.

The following summary Statement of Significance is taken from the Moore Park Showground Conservation Strategy, December 1995:-

“The Moore Park Showground is one of the finest agricultural showgrounds in Australia. Built as an expression of national pride in Australian produce and industry, the Showground has been the focus of a major social and cultural tradition for more than a century. It is a place held in high esteem and valued as a community resource and venue for both historic and contemporary events. Cut off from the outside by high perimeter walls, the Showground site is an enclosed cultural landscape, in which the overall structure, roads, buildings and plantings combine to create a special place. Built elements in their location, form, style and naming attest to the changing uses and development of the Showground and to its historical associations with major people, process and events. The Showground as an entity has value beyond the sum of its parts and is a place of outstanding cultural significance.”

As noted in the Heritage Impact Statement in **Appendix 5**, the significance of the former Showground is embodied in its many individual components comprising landscape elements, built elements, roads, street furniture, walls and entries. Heritage items potentially impacted upon by the nine new building sites in the Entertainment Quarter are addressed in Section 3 of the Heritage Impact Statement.

2.3 Existing Improvements

The locations of existing buildings, pathways, roads, parking spaces and trees within the former Moore Park Showground are identified on Figures 2 and 3a.

The former Moore Park Showground is divided into two precincts, the boundary between which is identified on Figure 5. Each of the nine sites identified for a new building to which this Concept Plan application relates is located within the pink precinct on Figure 5, being the Entertainment Quarter. As no new buildings are proposed in the Working Studio Precinct, the focus of the following assessment is on the Entertainment Quarter.

2.4 The Entertainment Quarter

The Entertainment Quarter today comprises cafes, restaurants, two cinema complexes, media and film-related offices, Brent Street Studios, the Australian Film, Television and Radio School, shops, car parking and open spaces. Daytime visitors are primarily 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 more 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 commercial premises 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.)

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. Peak usage tends to occur only on a weekend, when adjacent venues are operation (eg. the SCG and Sydney Football 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 into the Entertainment Quarter 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.

Facilities for the general public in the Entertainment Quarter can generally operate between the hours of 10.00am and midnight, seven days per week, except for certain identified tenancies, buildings and areas which can trade until 1.00am on Monday to Thursday nights and until 2.00am on Friday and Saturday nights. Late trading is also permitted on Good Friday and Christmas Day. Certain retail tenancies can also operate from 7.00am. Additionally, certain identified tenancies can trade until 3.00am as part of gay and lesbian events and until 3.00am each New Year's Day.

2.5 Surrounding Development

As shown on Figures 3a and 3b, the surrounding environment outside of the former Moore Park Showground includes residential development to the north, east and south-east, the Centennial Park Equestrian Centre to the south, Centennial Park further to the south-east, Moore Park to the south and west, Sydney Cricket Ground and Sydney Football Stadium to the north-west and to the north.

The locations of the nine new buildings now proposed are identified on Figures 2 and 3 and in the set of plans in **Appendix 3a**. All but Building K are well removed from nearby residential development. In this regard, the Entertainment Quarter's only interface with residential development is along its eastern boundary where it has frontage to Cook Road. However, as with the former Moore Park Showground as a whole, there is a high brick wall which delineates the Cook Road boundary of the Entertainment Quarter. The boundary wall, which is constructed in stepped sections, generally each around 5 metres in length to follow the topography of Cook Road, has a height of approximately 3.2 metres above Cook Road. This denies any views into the Entertainment Quarter from the public domain of Cook Road and from the ground floor of the residential developments which line the eastern side of Cook Road. There are, however, views into and across the Entertainment Quarter from upper floors.

Residential developments along the eastern side of Cook Road, within the vicinity of proposed Building K, include from south to north:-

South of Darvall Street

- No's 113-119 Cook Road, which contains 12 townhouse-type, part two-, part three-storey dwellings;
- No's 107-111 Cook Road, which comprises eight two-storey townhouses, three of which face Cook Road, with the other five either facing or being accessed from Darvall Street; and
- No. 105 Cook Road, which comprises a nine-storey residential flat building, the units in which face north and south – but not west towards the Entertainment Quarter.

North of Darvall Street

- No's 97, 99, 101 and 103 Cook Road, being four two-storey semi-detached dwellings, identified as heritage items in South Sydney Local Environmental Plan 1998;
- No's 93-95 Cook Road, comprising two semidetached dwellings, presenting as a single-storey building to the street with the second floor set back and with most second floor windows addressing the side boundaries of the lot; and
- No's 85-91 Cook Road, comprising a three-storey residential flat building which stands opposite the former RAS Lecture Hall, an imposing two-storey building built to the Cook Road boundary which blocks views into the former Moore Park Showground from No's 85-91.

Of the above, Nos 93 – 103 Cook Road are the residential properties most proximate to Building K. The site of Building K, however, is still around 35 metres distant from these properties and separated from them by Cook Road and by the Cook Road boundary wall which surrounds the former Moore Park Showground

3. THE APPROVED MASTER PLAN

3.1 Introduction

The Minister's consent for the Master Plan development application ("DA") relating to the former Moore Park Showground took effect from 3 May 1996 ("the Master Plan consent"). The Master Plan consent gave 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. A copy of the Master Plan as originally approved is provided in **Appendix 2a**. The Master Plan consent required that detailed works and uses had to be the subject of further detailed DA's. Around 50 such detailed DA's have been approved in the 13 years since the Master Plan consent was granted.

3.2 Approved 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 (which was a themed, film-based, visitor attraction); 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:-

- a working studio precinct; and
- a 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 DA. This figure showed:-

- a blue area, comprising the Working Studio Precinct; and
- a pink area, comprising the Family Entertainment Precinct.

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 (which have to be film-industry related);
- restaurants;
- catering facilities;
- shops;
- landscaping;
- public utilities;
- roads; and
- ancillary and incidental uses to the above purposes.

Although the working studio precinct and the family entertainment precinct were intended to be operationally quite separate, the studio tour/backlot extended into both precincts. It was intended that visitors to the studio tour/backlot would be able to enter into the working studio precinct from the family entertainment precinct to see film and television production being undertaken, and to experience the activities, and see the facilities involved. The studio tour/backlot survived for only a short period. It proved unsuccessful and was terminated in 2000. Thereafter, the two precincts operated independently.

3.3 Changes to the Master Plan consent by way of subsequent consents for detailed works and uses

Numerous DA's for detailed works and uses have been approved since the Master Plan consent was granted in 1996. Each time a DA for a detailed work or use has been approved at the former Moore Park Showground, to the extent that the proposal subject of that DA was inconsistent with the Master Plan consent (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 was varied by conditions attached to the subsequent development consent.

(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. By this means, the Master Plan consent has been progressively amended. Accordingly, 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:-

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

3.4 Evolution of the Master Plan

Arising out of the changes described above, the detail of the Master Plan consent has continuously evolved, although within the context of the initial land use approval for a working

film studio precinct co-located with a family entertainment precinct. The consequence of these successive variations to the original Master Plan consent is that the originally approved Master Plan diagram has been changed (with approval) to that provided in Appendix 2.

Some 50 or so separate consents have been granted for detailed works and/or uses. Each of these consents is subject to a detailed set of conditions.

3.5 Amended precinct boundaries

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 2. The precincts as they now exist are shown on Figure 5.

3.6 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:-

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

This reflects the amount of floor space area for which consent has been sought to date. Furthermore, of the 73,500m² of floor space area approved in the working studio precinct, only 58,838m² has been taken up. The existing floor space area across both precincts amounts to 109,151m² and is substantially less than the 144,000m² of floor area permitted by Clause 16 of SEPP 47. This Concept Plan application seeks to identify where within the Entertainment Quarter the remaining available development potential within the statutory limit is to be located.

3.7 Environmental Monitoring and Management Strategies

Pursuant to various conditions of the Master Plan consent, monitoring reports relating to traffic, parking, public transport, outdoor filming, outdoor events and noise have been prepared and submitted to the Department of Planning (and its predecessors). These reports have addressed compliance with the relevant conditions of the Master Plan consent and the effectiveness of the management strategies put in place for the former Moore Park Showground.

The management strategies which have been approved by the Department of Planning (and its predecessors) are identified below:-

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

Required compliance with the above strategies is intended to ensure that the environmental impacts of the activities undertaken on the former Moore Park Showground remain acceptable.

In addition to the above strategies, an Archaeological Assessment and Zoning Management Plan, Parade Ring Plan of Management and Demolition, Fitout and Associated Traffic Management Plan (related to the transition of the Backlot to professional studios) have also been approved.

4. PROJECT FOR WHICH CONCEPT PLAN APPROVAL IS SOUGHT

4.1 Introduction

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 (being 26,187m² more than is permitted by the Master Plan consent).

This Concept Plan application seeks approval for additional floor space area equal to 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. With the associated reduction from 73,500m² to 67,500m² in the allocation of floor space area to the working studio precinct, the resultant total floor space area is 144,000m² (ie. 67,500m² + 76,500m²).

Accordingly, Concept Plan approval is for:-

- the location, massing, and maximum height of nine new buildings within the Entertainment Quarter as shown on the plans in **Appendices 3a and 3b**;
- an increase in the maximum floor space permissible on the former Moore Park Showground from 123,813m² to 144,000m² in accordance with SEPP 47;
- an increase in the maximum floor space area permissible to the Entertainment Quarter from 50,313m² to 76,500m²;
- a re-allocation of 6,000m² of the approved floor space area from the working studio precinct to the Entertainment Quarter; and
- demolition of Buildings 17 and 125.

The locations for the nine new buildings in the Entertainment Quarter are identified on Figure 2, and on the set of plans provided in **Appendix 3a**. Each of these locations is the subject of detailed urban design and heritage considerations in **Appendix 4** and 5 respectively.

Insofar as it relates to the working studio precinct, the Concept Plan application seeks only to reduce the maximum floor space permissible in that precinct from 73,500m² to 67,500m².

The Part 4 Master Plan consent and all subsequent development consents related thereto for detailed works and uses within the former Moore Park Showground are to remain in force and are to be unaffected by the project subject of this Concept Plan application except for the matters summarised above and described in more detail below.

4.2 Location, massing and maximum height of nine new buildings

The Concept Plan application seeks approval for the location, massing and maximum height of nine new building sites in the Entertainment Quarter, as illustrated on the plans in **Appendices 3a and 3b**.

The erection and use of these nine new 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 proposed locations, site areas, their current uses and indicative floor space areas are described below:-

Table 1: Schedule of New Buildings

Building Site	Location	Approximate Site Area (m ²)	Current Use of Site	Approximate Potential Floor Space (m ²)
A	Northern side of Chelmsford Avenue.	660	Vacant.	950
B	South of Park Road, west of Suttor Avenue and to the north of the former coach car park. ¹	1,518	Building 17, used as film-related commercial offices.	5,600
C	West of Suttor Avenue and north of Building 220, and comprising the former coach car park.	2,038	Former coach car park.	8,007
D	East of Suttor Avenue, south of the former RAS Council Stand and on the western side of the Parade Ring.	500	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 former coach car park.	230	Children's playground.	460
F	Adjoining north-western corner of multi-deck car park, south of Park Road and east of Errol Flynn Boulevard.	805	Vacant, except for relocated Fig Tree	4,830

¹ The coach car park was provided to service the visitors to the studio/backlot tour. When the studio/backlot tour ceased operation, the coach car park was no longer required for that purpose.

Building Site	Location	Approximate Site Area (m ²)	Current Use of Site	Approximate Potential Floor Space (m ²)
G	Immediately adjacent to entry to EQ on eastern side of Errol Flynn Boulevard.	1,050	Service yard for the Entertainment Quarter	1,900
H	On the north-facing roof terrace to Building 17 (south of Bent Street).	580	Nil.	1,160
K	To the north-east of Heritage Park.	1,643	Building 125, occupied by a film-related use (Track Down).	4,980

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 Buildings 17 and 125 (ie. 2,700m²), the resultant net additional floor space is 26,187m².

Provided in the set of plans in **Appendix 3a** is a Proposed Building Heights Diagram which identifies on a site-by-site basis, the maximum height limits (excluding roof-top plant and architectural features which are to be restricted to no more than 6 metres in height above the envelope and cover no more than 25% of the envelope plan area) for each of the nine locations selected for new buildings/structures. Elevations illustrating the proposed building envelopes (excluding rooftop plant and architectural roof features) are provided in **Appendix 3b**. The Proponent anticipates that any plant-related structures would have a height well below 6 metres. Nomination of a 6-metre additional height threshold is more intended to accommodate architectural roof features.

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

The individual uses of these new buildings will be detailed in separate future project applications but will be consistent with the uses already approved in the Entertainment Quarter and with the ground lease applying to the Entertainment Quarter. The Centennial Park and Moore Park Trust is the lessor. Pursuant to the ground lease, the Entertainment Quarter (referred to in the ground lease as the Family Entertainment Precinct), 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.

Although the detailed uses of the nine new buildings are not yet known, Building Site F has been earmarked for “short-term accommodation” – that is, a boutique hotel which would cater to visitors to Fox Studios Australia, the Entertainment Quarter and other nearby attractions including the SCG, SFS, Hordern Pavilion and Royal Hall of Industries. As with the other new buildings, this use would be the subject of a detailed future application.

4.3 Increase in maximum permissible floor space area on former Moore Park Showground

The table below summarises the maximum floor space which is permissible on the former Moore Park Showground along with the floor space area currently developed and the additional floor space now proposed.

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

	Master Plan Consent			SEPP 47 – Moore Park Showground
	Entertainment Quarter	Working Studio Precinct	Former Moore Park Showground (ie. EQ + working studio)	
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 Deed of Agreement	26,187m²	8,662m ²	34,849m ²	34,849m ²

Concept Plan approval is sought to increase the maximum floor space permissible on the former Moore Park Showground in the Master Plan consent from 123,813m² to 144,000m², as permitted by SEPP No. 47.

4.4 Increase in the maximum floor space area permissible in the Entertainment Quarter

As set out in Table 2 above, the Master Plan consent permits 50,313m² of floor space area in the Entertainment Quarter. Concept Plan approval is sought to increase this to 76,500m², representing an increase in the existing floor space area in the Entertainment Quarter of 26,187m².

4.5 Re-allocation of additional floor space area from the working studio precinct to the Entertainment Quarter

As identified in Table 2, as part of this Concept Plan application, approval is sought for a reduction in the permissible floor space area (from 73,500m² to 67,500m²) in the working studio precinct and its re-allocation to the Entertainment Quarter. Of the 67,500m² which will, if this Concept Plan application is approved, be permissible in the working studio precinct, only 58,838m² presently exists, leaving an available potential for up to 8,662m² of additional floor space in the working studio precinct.

The 6,000m² reduction in the maximum floor space area permissible in the working studio precinct is to be re-allocated to the Entertainment Quarter and forms part of the additional 26,187m² of floor space area for which Concept Plan approval is sought.

4.6 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. The demolition of Building 17 was approved pursuant to the original Master Plan consent (see **Appendix 2a**). However, it was subsequently approved for partial retention pursuant to the consent to DA 56/97 approved on 24 December 1997. Consent is now sought to demolish the remnant part of this building.

5. CONSULTATION

5.1 Pre Issue of DGR's

CFS Managed Property Ltd 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 Concept Plan application.

5.2 Post Issue of DGR's

Subsequent to the issue of the DGR's, the following consultation has occurred:-

Sydney City Council

The Concept Plan application was discussed with and explained to Sydney City Council officers, Andrew Rees and Aaron Sutherland on 11 February 2009. A draft set of Concept Plan application plans was tabled for discussion. No particular issues of concern were identified, over and above the issues set out in the DGR's.

Council officers confirmed that the reference in the DGR's to the need for an audit of floor space related to the Council's data collection for the purpose of monitoring employment densities.

Fox Studios Australia

The Concept Plan application was discussed with and explained to Ms Nancy Romano and Ms Catherine McDonnell at a meeting held on 11 February 2009. A draft set of plans was tabled during the discussions. No particular issues of concern were identified, over and above the issues set out in the DGR's, except for the necessity to ensure that the impacts of subsequent construction activities associated with the nine new buildings on Fox Studios are minimised.

Sydney Cricket and Sports Ground Trust

The Concept Plan application was discussed with and explained to Mr Bernie Lamerton and Mr Michael Bangel at a meeting held on 16 February 2009. A draft set of plans was tabled during the discussions. No particular issues of concern were identified, over and above the issues set out in the DGR's.

Local Residents Committee

Representatives of the Proponent met with residents on 10 February 2009. Topics of discussion included the Concept Plan application. Plans were presented and discussed at length. Copies of plans were provided for Committee members to discuss with other residents. In response to queries about the mix of new tenants which would be expected, residents were advised that no details were yet known but that by way of general indication only, the mix might reflect the existing mix of uses in the Entertainment Quarter.

In response to queries relating to the existing car parking capacity, residents were advised that the projected needs of the additional buildings were generally able to be accommodated within the existing capacity of the car park, although it was noted that periods of high occupancy within the car park were generally associated with external events such as the SCG or SFS. In relation to the development timeframe, residents were advised that detailed applications for works and uses would only be lodged after the Concept Plan application had been approved and once tenants had been engaged for particular buildings.

RTA

Halcrow MWT, as traffic consultants to the Proponent, consulted with the RTA. Details are set out in Section 2.5 of the traffic report in **Appendix 6**.

Centennial Park and Moore Park Trust

Representatives of the Proponent met with Senior Executives of the Centennial Park and Moore Park Trust on 10 February 2009 to discuss the Concept Plan application. The key issues discussed related to the location, height and scale of each building envelope, which was generally considered to be consistent with the existing built form of the Entertainment Quarter.

The main issue of interest to CPMPT relates to the intended use of each building and ensuring that the use of each building is consistent with the principles of both SEPP No. 47 and the Ground Lease.

CPMPT was advised by the Proponent that it does not have firm views on the final uses for each building. However, it acknowledges the requirement of SEPP 47 and the Ground Lease, and for the purposes of modelling for economic and traffic demand, has adopted a similar split of uses to the existing site today.

6. KEY ASSESSMENT REQUIREMENTS

6.1 Relevant EPI's, Policies and Guidelines to be Addressed

6.1.1 Planning provisions applying to the site, including permissibility and the provisions of all Plans and Policies including: SEPP 47, SEPP 55 and SEPP 66

6.1.1.1 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 nine of Schedule 2, "Sydney – Fox Studios, Moore Park Showground and Sydney Cricket Grounds". Clause nine 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 former Moore Park Showground.

The land to which the Concept Plan 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. The project has a capital investment value of \$90 million. Accordingly, the project is a major project for the purposes of Part 3A of the Act.

6.1.1.2 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 to the former Moore Park Showground, the Centennial Park Equestrian Centre and to the Hordern Pavilion and Royal Hall of Industries.

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 nine new buildings to be erected pursuant to separate (future) projects or development applications will comprise one or more of these purposes. No other uses are permissible.

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.”*

Each of these matters is addressed below:-

In relation to (a), (f) and (h), these are matters for consideration when future applications are lodged for detailed works and uses.

In relation to (b), these matters are addressed in the Traffic Report in **Appendix 6**.

In relation to (c), these matters are addressed in the Urban Design Report and Heritage Impact Statement in Appendices 4 and 5 respectively. The parameters identified for each new building – in terms of maximum building height, building envelope, and footprint – on the plans in **Appendices 3a and 3b** are the consequence of the detailed studies which have

been undertaken to ensure that the height, scale and bulk of the new buildings are appropriate and that heritage impacts have been thoroughly addressed.

In relation to (d), shadow diagrams associated with the proposed building envelopes (rather than with actual buildings yet to be designed) are provided in **Appendix 3a**. No impacts arise on any residential properties. No open spaces within the Entertainment Quarter are impacted to any significant degree by any of the nine new buildings.

In relation to (e), the sewerage and drainage infrastructure capacity of the Entertainment Quarter is adequate to accommodate the additional development proposed. Nevertheless, any future application for detailed works and uses will examine the specific infrastructure needs of those proposals and contain the appropriate level of assessment.

In relation to (g), the former Moore Park Showground was remediated prior to its development for its present purposes.

In relation to (i), amenity impacts on adjoining residential areas are generally limited to traffic and parking impacts, both of which are addressed in the report in **Appendix 6**. This is because of the separation distances between the sites of the nine new buildings, and nearby residential development. Building K is by far the nearest new building to the nearest residential development to the Entertainment Quarter, which is along the eastern side of Cook Road. However, it is still separated by Cook Road and by the high boundary wall described in Section 2.5. At its nearest point, the site of Building K is around 35 metres distant from the nearest residential property to the east. With a proposed maximum height (other than for architectural roof features and plant room) of 16.3 metres (equating to RL 60 metres AHD), Building K will be around 5 metres higher than the existing Building 125 in this location and of approximately the same height of the predominant ridge of the recently completed AFTRS building which stands to the south of Building 125. Amenity impacts, including view impacts, overshadowing impacts and wind impacts are addressed in Section 6.4.1

In relation to (j), the relevant provisions of the Conservation Strategy are addressed in the Heritage Impact Statement in **Appendix 5**. The views of the Heritage Office on the Concept Plan application have previously been provided to the Department of Planning by letter dated 13 February 2008. These matters are addressed in **Appendix 5**.

In relation to (k), reference should be made to the Heritage Impact Statement in **Appendix 5**.

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 Concept Plan application seeks to increase the permissible floor space area pursuant to the Master Plan consent from the existing 123,813m² to 144,00m².

6.1.1.3 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 uses permissible pursuant to SEPP 47 (ie. non-residential), there are no obstacles to any of the new buildings proceeding from a land contamination perspective.

6.1.1.4 Draft SEPP 66

This Draft SEPP is no longer a valid matter for consideration in the determination of an application. Nevertheless, the provision of increased floor space in a location so readily accessible from within the metropolitan area is consistent with the general principles of better integrating land use and transport.

6.1.2 Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance

No non-compliances arise with any environmental planning instruments, plans or guidelines.

6.1.3 Justification of the proposed departures from the 1996 Master Plan

The 1996 Master Plan consent is a staged consent requiring the lodgement of separate development applications for all detailed works and uses. As these separate applications have progressively been made for detailed works and uses, they have successively involved various departures from the original consent. Accordingly, the diagram in **Appendix 2b** which depicts the Master Plan as it has now evolved, varies significantly from the Master Plan originally approved (see **Appendix 2a**).

The original Master Plan consent, as amended, permits 123,813m² of floor space area on the former Moore Park Showground, of which 73,500m² is to be in the working studio precinct and 50,313m² is to be within the family entertainment precinct. The total floor space area of 123,813m² permitted by the Master Plan consent is well below the limit of 144,000m² of floor area permitted by Clause 16 of SEPP 47. The essential justification of the increase in floor space area now proposed is that such an increase is both anticipated and permitted by SEPP 47.

Clearly, any such increase has to be in the context of a thorough analysis of the urban design, heritage and traffic implications associated therewith. Such implications are addressed and justified in the detailed reports provided in Appendices 4, 5 and 6 respectively.

Notwithstanding the addition of nine new buildings, an increase in floor space area in the Entertainment Quarter of 26,187m², and an associated reduction in the permissible floor space area in the working studio precinct (down from 73,500m² to 67,500m²), both the existing and anticipated development forms within the former Moore Park Showground remain consistent with the intent of the 1996 Master Plan. That intent was for the co-location of a professional film and television studio encompassing sound stages, post-production facilities, storage facilities, car parking and related land uses with a family entertainment precinct incorporating restaurants, cinemas, cafes, shops, film-related commercial activities, open spaces, and car parking. The intent was also that the family entertainment precinct would be available for use by the general public, and that its principal vehicular entry and exit point would be from Lang Road, with pedestrian access also available from Driver Avenue.

The urban design and heritage studies which have been undertaken as part of this Environmental Assessment demonstrate that nine new buildings are capable of being accommodated within the Entertainment Quarter, thereby increasing the floor space within the Entertainment Quarter by 26,187m², without having any significant adverse impact on the urban design or heritage qualities of the place. Furthermore, the traffic study which accompanies this Environmental Assessment demonstrates that the traffic generation and car parking requirements of this additional floor space are capable of being accommodated.

6.2 Built Form

6.2.1 The EA shall address the height, bulk and scale of the proposed development within the context of the Moore Park Showgrounds site and its locality

The former Moore Park Showground contains a substantial number of buildings, spaces, roads, walls, landscapes, landscape items, views and vistas which are historically significant. This was recognised when the Master Plan DA was submitted in 1995. An Urban Design Concept Plan formed part of that application, and identified principles which were reflected in the spatial configuration of buildings and landscaped areas illustrated on the original Master Plan. Subsequent DA's for detailed works and uses have built upon the original urban design analysis, resulting in a highly complimentary mix of contemporary and historic structures within the perimeter walls of the former Moore Park Showground.

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 4** 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 2b**. That is, the introduction of nine new buildings (or as in the case of Buildings F and H, additions to existing buildings) which are located in response to the urban design opportunities and constraints which apply within the Entertainment Quarter. The Urban Design Report states at page 3:-

“The nine 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 Master Plan consent. 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;
- a 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;
- a 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 nine nominated sites for the nine new buildings, and the detailed envelope controls recommended for each building.

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 to and usable by visitors.

The attached Urban Design Study in **Appendix 4** provides the justification for the selection of the nine nominated locations and addresses key urban design issues on a site-by-site basis.

Similarly, the Heritage Impact Statement in **Appendix 5** examines each of the nine sites in detail and the findings from the heritage analysis have fed back into the formulation of the plans in **Appendices 3a and 3b**. Section 7 of the Heritage Impact Statement contains recommendations for the scale, massing and height of each of the nine new buildings. Those recommendations are set out below:-

“Site A

Site A was previously partly occupied by a two level building and a two level building is considered appropriate for this site and its setting.

The 8 metre setback provided for this site from the former Commonwealth Bank will provide for an appreciation of the ‘in-the-round’ form of this heritage item.

A face brick boundary wall should be retained in Driver Avenue and any new development on this site should be set behind this boundary wall.

Site B

The removal of the existing building on this site (low significance) and replacement with a higher building is supported in general terms.

The proposed maximum height at the western end of this site to provide for three levels will limit heritage impacts on the setting of the Byron Kennedy Hall (the former Banquet Hall) and in particular the setting and visual prominence of its tower. The maximum height limit on the remainder of Site B to provide for four levels will limit heritage impacts on the setting of the former RAS Council Stand (Building 19) and the setting of John Hargreaves Avenue, the former Presidents Avenue.

Site C

The maximum height to provide for three levels at the western end of Site C is proposed to mitigate the potential loss of views to the Byron Kennedy Hall and in particular the setting of its tower.

It is considered that the remainder of Site C could be developed to a maximum of five levels provided its massing and façade treatments are sympathetic to the form and materials on other recent and heritage buildings at EQ and within Fox Studios site.

Site D

The proposed development of Site D will contribute to a positive sense of enclosure on the western edge of the Parade Ring, reinforcing the historic form of this significant space that contained a large spectator stand.

Future designs for this site should aim to ensure a high quality design relationship to the Parade Ring Space.

Site E

The proposed development of Site E will also contribute to a positive sense of enclosure on the western edge of the Parade Ring, reinforcing the historic form of this significant space that contained a large spectator stand. The specific future design of this site should aim to ensure a high quality design relationship to the Parade Ring Space.

Site F

The footprint of the proposed development of Site F reinforces the significant alignment of Park Road. However, development to this frontage would have some minor impact on views to and from Park Road to the Royal Hall of Industries.

The proposed further relocation of an existing tree, identified in the Conservation Strategy as having Considerable significance, may have some potential adverse heritage impact on the tree (it was previously moved during the Fox Studios development) and would have some impact on the landscape setting of Building 216 (now the Fox and Lion Hotel and formerly the Wine Pavilion).

Site G

The proposed development for Site G will result in a positive impact by activating pedestrian access along Errol Flynn Boulevard. Development on this site would be located behind the retained face brick boundary wall, to retain the sense of site enclosure. While a setback is provided between this site and the adjacent horse stables on the Equestrian Centre site, future development on Site G should be designed to compliment the scale and character of the adjacent horse stables.

Site H

There are no heritage issues with this site. This site has the potential for additional floor space to be transferred from more sensitive sites.

Site K

The proposed development of Site K will have a positive impact by activating a currently under-utilised area of the Entertainment Quarter. Its general form and scale is in keeping with existing development in this part of the site.

Future building on this site should be consistent with surrounding development and should not exceed the height of the general roof level of the AFTRS building. The proposed development of Site K should be designed in a way that minimises potential impacts on Heritage Park.”

These recommendations have then been considered by the project architects in Section 6 of their Urban Design Report, which states as follows:-

“Site A

A setback is proposed on the western side of the site to protect the setting and integrity of the former Commonwealth Bank building. The height of the envelope to Site A is at a scale in keeping with the adjacent Commonwealth Bank building, the Hordern Pavilion and the former Rawson House within the adjacent Fox Studios site.

Sites B and C

The height of the envelope to both Sites B and C have been limited to RL 52.70 at the western side of sites to mitigate any negative impact on the setting of Byron Kennedy Hall, in particular the prominence of its tower.

Sites D and E

Both Sites C and D contribute to the positive sense of enclosure on the western edge of the Parade Ring, reinforcing the historic form of this significant space.

Site F

The plan of Site F is such that the Park Road alignment is reinforced. The existing tree identified in the Conservation Strategy will be relocated in the Entertainment Quarter. It is important to note the tree had been transplanted to its current location within Site F during the establishment of the Entertainment Quarter – while the tree itself is of considerable significance, its location is not.

Site G

Appropriate setbacks have been adopted for the boundary abutting the adjacent horse stables. The height of the envelope for Site G is such that it compliments the scale of the adjacent horse stables.

Site H

No heritage issues have been identified for this site.

Site K

The height envelope for Site K is set to equate to the adjacent Australian Film Television and Radio School. The plan extent of Site K is such that the setback to Heritage Park is equivalent to the building currently occupying the site.”

The height, bulk and scale of the new buildings embodied in the plans in **Appendices 3a and 3b** are the product of the above analysis.

6.3 Land Use/GFA/Retail Use

6.3.1 The EA shall detail individual land uses for each of the proposed building envelopes and assess the suitability of the site for the proposed land uses considering SEPP 47 and existing and surrounding land uses, in particular impacts on adjoining residential areas. The EA shall also assess the proposed allocation and provision of additional GFA over the site and include a site audit of the existing and proposed GFA over the entire site.

The details of the individual land uses for each of the proposed building envelopes are not yet known and cannot be defined until future applications are made for detailed works and uses. It will be appreciated that actual uses will be in response to tenant demand. Tenant demand will be capable of being better quantified when the Concept Plan approval has been granted and there is certainty that the additional floor space sought to be approved as part of this Concept Plan application can actually be constructed.

Under SEPP 47, the permitted uses are limited to:-

“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.”

Uses will be drawn from the list of permissible uses in SEPP 47, such as:-

- amusement and entertainment facilities;
- commercial premises (which need to be film industry-related);
- film-related development;
- restaurants;
- shops; and
- short-term accommodation.

When DA 37/96 was approved around 10 years ago (being the DA which introduced much of the built form now present in the Entertainment Quarter), it identified uses for each building as follows:-

Building No.	Building Name	Proposed Use
22A	RAS Administration Block	Offices
27	Members' Stand	Offices, performance space, screening of “rushes”, amusement and entertainment facilities, Studio Tour
27A	Performance Holding Area	Holding space for people awaiting entry to Studio Tour show
101	Bent Street Stand	Amenities, retail, storage amusement and entertainment facilities, Studio Tour
102	Suttor Stand	Studio Tour dining
29	Retail Building	Retail, office, amusement and entertainment, facilities
30	Retail/Office Building	Retail, office, amusement and entertainment, facilities
30A	Retail/Office Building	Retail, office, amusement and entertainment, facilities
30B	Retail/Office Building	Retail, office, amusement and entertainment, facilities

Building No.	Building Name	Proposed Use
31	Retail/Office Building	Retail, office, amusement and entertainment, facilities
31A	Retail/Office Building	Retail, office, amusement and entertainment, facilities
31B	Retail/Office Building	Retail, office, amusement and entertainment, facilities
32	Cinema Complex	Cinemas, amusement and entertainment facilities
33	Exhibition House	Retail, office
35	Car Park	Parking and associated uses
36	Wholemeal Food Shop	Retail, office

(References in the above table to office included commercial premises in SEPP 47. References to retail included shops and restaurants.)

If any of the uses approved under DA 37/96 subsequently needed expanding or changing, that occurred as part of a subsequent DA for detailed works and uses involving a modification to the prior approved use.

Notwithstanding the above, the following observations can be made in relation to the new buildings identified in this Concept Plan application:-

- Building A stands adjacent to Driver Avenue as well as the vehicular entrance into Fox Studios Australia. Because of its proximity to the entry to Fox Studios Australia, it may appeal to tenants involved in film-related development and could thus be used as commercial premises.
- Buildings B, C, D and E have frontage to Sutter Avenue as an extension of Bent Street. Bent Street is the principal retail street within EQ. Accordingly, that part of the ground level of each of these buildings facing Sutter Avenue is likely to contain retail uses, cafes, restaurants, or the like.
- Building F is located at the north-western corner of the structured car park and has been earmarked for short-term accommodation, however it could potentially incorporate retail uses, cafes or restaurants on its ground level.
- Building G is located at the rear of the structured car park, immediately behind the Lang Road boundary wall and adjacent to the Centennial Park Equestrian Centre. It is unlikely to be suited to retail use or as commercial premises because of its location, but other permissible uses may be appropriate.

- The site for Building H is above the retail activities fronting Bent Street at the equivalent of second floor level. It is unlikely to appeal to a shop use, but may lend itself to commercial premises, restaurant or the like.
- Building K is located in the easternmost part of the Entertainment Quarter, immediately to the north of the Australian Film, Television and Radio School and adjacent to the southern edge of the working studio precinct. It may appeal to film industry-related businesses, possibly with some retail use at ground level.

Notwithstanding the above observations, actual uses of each of the nine new buildings is a matter for determination as part of future detailed applications, just as future detailed works and uses have been pursued by way of individual development applications since the Master Plan consent was first granted.

In order to facilitate the preparation of a meaningful traffic and transport analysis, in circumstances where actual uses are not known and cannot be determined, assumptions have been made of the types of uses likely to be accommodated across the nine new buildings. In this regard, the existing distribution of uses across the Entertainment Quarter has been extrapolated for the purposes of the traffic analysis in **Appendix 6**. The existing floor area within the Entertainment Quarter proportionally comprises the following types of land uses:-

- | | |
|--------------------------------------|-------|
| • Retail: | 8.6% |
| • Food and drink: | 7.7% |
| • Office/commercial: ¹ | 49.2% |
| • Cinema/entertainment/recreational: | 31.5% |
| • Special uses ² : | 3% |

(NB: These proportions are represented slightly differently in the economic impact report in **Appendix 7** because of variations in the categorisation of use types).

It will be readily apparent from the above mix of uses that non food and drink-related retail activities comprise a relatively small proportion of total land uses within the Entertainment Quarter.

It is likely that much of the additional floor space within the nine new buildings will be used for office/commercial purposes, as is presently the case. Similarly, in the same way that the existing mix of land uses has a minimal impact on adjoining residential areas, so the uses associated with the additional floor space will also have a minimal impact. Adjoining residential areas are well removed from the vehicular ingress and egress point into the Entertainment Quarter and with the exception of Building K, each of the sites of the new buildings is also well removed from those adjoining residential areas. It is considered that the impacts of the additional floor space on adjoining residential uses will be relatively benign.

¹ Includes Brent Street Studios and AFTRS

² Byron Kennedy Hall

Provided in **Appendices 9a** and **9b** respectively are schedules setting out the existing floor space areas of existing buildings in the Entertainment Quarter and working studio precinct respectively. The floor space areas in the table have all been drawn from approvals granted by the relevant consent authorities (ie. the Department of Planning, Sydney City Council, and the former South Sydney Council) since the Master Plan was first approved.

The Proponent requests that the floor areas in **Appendices 9a** and **9b**, along with the proposed additional floor area of 26,187m² (disaggregated across the individual nine buildings) be accepted by the Department as the “site audit of the existing and proposed

These proportions (rounded) have been used in the traffic report in **Appendix 6** to calculate the future traffic generation associated with the increase floor space area for which consent is sought

6.3.2 The proposed retail uses shall be directed to be ancillary and complementary to the “Entertainment” nature of the site and precinct and not a regional/subregional retail attraction. A retail economic study shall be submitted analysing the additional retailing impact on surrounding centres/retail area, including Bondi Junction and Oxford Street, Paddington.

In accordance with the above DGR, Urbis has prepared an Economic Impact Statement in relation to the proposed additional floor space on surrounding centres/retail areas, including Bondi Junction and Oxford Street, Paddington. Their report is provided in **Appendix 7**. The Executive Summary of the Economic Impact Analysis states:-

“Due to the nature of the surrounding uses and the facilities provided within the Entertainment Quarter, the centre functions very differently to a traditional retail centre, and does not fit neatly into a standard retail hierarchy. As a result, it serves a variety of market segments who use different facilities in the precinct in different ways. For example, children’s activities attract young families from the local resident market; visitors from across the rest of Sydney and beyond that are attracted during special events in the vicinity; while on-site workers provide a further market.”

It further states:-

“The Entertainment Quarter is a vastly different centre to most traditional centres due to a number of key factors including:

- a small retail provision of just under 6,000m² currently;*
- retail uses that are ancillary to the other entertainment facilities within EQ and the surrounding precinct;*
- the entertainment focus of EQ which is different to almost all other centres;*
- while EQ does serve the local market to an extent, the vast majority of activity is generated when there are other events in the local area, ensuring EQ serves a very broad market;*

- *EQ appeals to certain market segments, in particular children and young families. Most other centres have a broader market appeal, and do not focus on the young family market, or on any other specific segment for that matter."*

The Economic Impact Analysis concludes:-

"The role played by EQ will result in the proposed expansion of facilities having a minimal impact on other retail centres. While it is difficult to precisely estimate the magnitude of impact, it is clear that the impact on retail facilities of the expansion to EQ is expected to be less than -0.5%. Impacts of this magnitude will largely go unnoticed by retailers. EQ serves a vastly different role to other traditional centres and this, combined with the broader area served by the centre, will mean the impacts on any one centre will be negligible."

and:-

"In response to the Director-General's Requirements, it is established that 'the additional retailing impacts on surrounding centres/retail areas, including Bondi Junction and Oxford Street' will be negligible."

6.4 Environmental and Residential Amenity

6.4.1 The EA must address solar access, view analysis, view loss/impact, wind impacts and achieve a high level of environmental and residential amenity

Solar access

Solar access to all surrounding residential areas will be unaffected by the proposal.

Reference to the shadow studies (at summer equinox and winter) in **Appendix 3a** demonstrates that even in mid-winter, the impacts of the proposed additional buildings on open spaces within the Entertainment Quarter will be minimal. Both Heritage Park and the Parade Ring, being the principal areas of open space within the Entertainment Quarter, remain predominantly in sun throughout mid-winter days.

View analysis and view loss/impacts

Because each of the new buildings other than Building K are well-removed from the interface of the Entertainment Quarter with adjacent residential areas, and because the nominated height limits are consistent with the prevailing heights of adjacent existing buildings, they give rise to no potential impacts on the outlook of residents across EQ.

In the case of Building K, the ground level of the site is around RL 43.7 metres AHD, which is around 12.3 metres below the level of the highest point of the boundary wall of the Entertainment Quarter along Cook Road (i.e. RL 56.23m AHD). The boundary wall which has a height of around 3.2 metres above the adjacent Cook Road footpath denies direct views into the Entertainment Quarter from the public domain.

The building on Site K is to have a height above ground of around 16.3 metres (excluding rooftop plant rooms and rooftop architectural features, which are permitted to be 6 metres

maximum in height above the envelope and cover 25% of the envelope plan area). As such, the building on Site K will be approximately the same height as the adjacent new AFTRS building which has a predominant ridge height of RL 59.3 metres AHD, although with four rooftop plant rooms on the roof of the eastern wing which protrude above the predominant roof height, three to RL 63 metres AHD and one to RL 62 metres AHD.

There are first floor west-facing bedroom windows in the 4 semidetached dwellings at No's 97, 99, 101 and 103 Cook Road residential buildings along the eastern side of Cook Road, immediately opposite Building K, from which the upper part of existing Building 125 can be seen over the top of the Cook Road boundary wall. Construction of Building K to the height proposed will result in more building being visible over the top of the boundary wall than is presently the case when seen from these windows. However, given the separation distance between these windows and Building K, the presence of street trees along Cook Road which will be unaffected by new Building K, and the predominant heights of other buildings within the Entertainment Quarter, the likely impact on views and outlook is considered to be reasonable.

Furthermore, reference to the original Master Plan in Appendix 2a identifies the then existing building known as the Park Pavilion (shown on the plan as Building 15) which stood on the site of what is now Building 125 and what is proposed to be Building K. It has a maximum height of RL 57.0m AHD. Pursuant to the original Master Plan it was to be retained. However, pursuant to Condition 10 of the consent to DA 56/97 approved on 24 December 1997, Building 15 could be built up by RL 62.5m.

Just to the south of Building 15 on the original Master Plan, Building 17 which was to have a length of around 100m and a height of RL 60m AHD. This building was never constructed and no longer forms part of the Master Plan consent.

Wind impacts

Vipac has undertaken a wind impact study in relation to the proposed nine new buildings. A copy of their Wind Impact Assessment is provided in **Appendix 8**. Vipac find that the proposed nine new buildings are not expected to exceed the criteria for safety (as a result of wind speed) at any locations within the Entertainment Quarter.

Environmental and residential amenity

With no significant urban design or heritage impacts, and with high levels of separation of all new buildings (other than, arguably, Building K which is still 35 metres distant from the nearest residential property), the proposed development will result in no significant impact on levels of environmental and residential amenity within the locality.

6.5 Car Parking/Traffic Impacts (Construction and Operation)

6.5.1 The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA shall also provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road/intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages.

Halcrow MWT has prepared a Traffic and Transport Report to accompany this Preliminary Assessment Report (see **Appendix 6**).

The report in **Appendix 6** 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.

In the preparation of the report, consultation was undertaken with the RTA. That consultation confirmed that for the purposes of the Concept Plan application it was appropriate to use existing traffic rates with a pro rata increase in line with the proportional increase in floor area to determine the likely traffic generation from the proposal. However, in order to assess the potential implications of higher than expected traffic generation resulting from variations to expected land uses, a sensitivity analysis was undertaken. The RTA also requested a SCATES analysis of the surrounding road network, taking into account the anticipated traffic generation from the proposal. The traffic generation scenarios tested by Halcrow MWT were as follows:-

“Scenario 1 – Proportional Increase of Existing Uses

- *The additional floor area within the Entertainment Quarter site will be proportional to the existing land uses.*
- *The Master Plan amendment represents a 52% increase in floor area. This scenario has assumed a 52% increase in traffic generation of the site compared with existing conditions.*
- *Traffic distribution patterns will be the same as surveyed existing distributions.*

Scenario 2 – Commercial Orientated Development

- *This scenario assumes a greater proportion of additional floor space on the Entertainment Quarter site will be office/commercial uses.*
- *This scenario represents a worst case site based traffic generation scenario with regard to impacts on the peak commuter period.*
- *The following proportion of floor space uses for the additional Entertainment Quarter site floor space (26,187m²) were assessed as part of the sensitivity test.*

- Retail/Food and Drink	15%
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- Commercial/Office 70%
- Cinema/Entertainment/Recreational 15%
- General uses (Byron Kennedy Hall) 0%

The results of the SCATES analysis are reported as follows in **Appendix 6:-**

“The SCATES model results indicate that the likely development scenario for the additional floor space on the Entertainment Quarter site (Scenario 1) will not generate a significant adverse impact on road network operation compared to existing (2009) conditions with only minor increases to average vehicle delays and similar levels of service.

With the exception of the Anzac Parade/Lang Road/Cleveland Street intersection all intersections will continue to operate at LoS A with the proposed additional floor space area on the Entertainment Quarter site (Scenario 1). For the Anzac Parade/Lang Road/Cleveland Street intersection, the level of service will continue to be on the cusp of Los C/D.

For Scenario 2 it is noted that the Anzac Parade/Lang Road/Cleveland Street intersection will continue to operate satisfactorily (LoS D) albeit with an increase in average vehicle delay from 41 seconds to 52 seconds in the PM peak period.

With regard to the Entertainment Quarter site access at the Lang Road/Errol Flynn Boulevard intersection, the SCATES analysis indicates that the access intersection will continue to operate satisfactorily with good levels of service under both traffic generating scenarios.

It is noted that the traffic generations estimates and subsequent assessment have been based on the combination of surveyed existing travel characteristics and RTA traffic generation rates (for Scenario 2 – Commercial). As such any increased mode share to public transport, cycling or pedestrian modes will reduce the traffic generation potential of the Entertainment Quarter site as assessed above.

It is realistic to expect with travel demand management and parking controls that the traffic generation potential of the EQ site will be less than the scenarios assessed above.”

The report notes that a management plan for major events is currently in place for the Entertainment Quarter.

In relation to parking, the analysis of existing parking demand in the multi-storey car park within the Entertainment Quarter indicates that there is excessive spare capacity during non-event modes. There is no proposal to increase the supply of parking on the site, notwithstanding the additional floor space which is proposed. In this regard, the Ministry of Transport has requested that on-site parking provisions be capped at existing levels. Halcrow MWT notes that this “represents a sound measure to increase mode share to public transport and other non-private motor vehicle modes”. Their report states:-

“The proposed Master Plan amendment does not propose to increase parking provisions on the Entertainment Quarter site with additional parking demand to be accommodated with the existing multi storey car park.

This is consistent with the MoT request and the overall transport objectives for travel management to and from the Entertainment Quarter site.

Notwithstanding the above, surveys of existing car park utilisation indicates that spare car park capacity during non-event periods ranges between 1/3 to 1/2 of car park capacity. Assuming that the traffic generation of Entertainment Quarter site increases by approximately 50% (Scenario 1) then the car park would have more than enough spare capacity to accommodate the additional parking demand.”

The report in **Appendix 6** notes that the existing utilisation rates of public transport, cycling and walking modes by Entertainment Quarter employees and visitors is relatively high, reflecting the site's good access to public transport and that this is expected to be maintained if the Concept Plan application is approved and the nine new buildings subsequently erected pursuant to future applications for detailed works and uses. Nevertheless, endeavours are to be made to increase the mode share for non-private vehicle usage through travel demand management measures. In this respect, the Proponent commits that Travel Demand Management Plans are to be prepared as part of future detailed applications for works and uses associated with each new building.

The Traffic and Transport Report in **Appendix 6** considers the implication of the nine new buildings based on existing and known proposed development within the Entertainment Quarter. A sensitivity analysis of traffic generation potential of the site has been undertaken as requested by the RTA in order to appreciate the potential implications of variations in land use types for the additional floor space area. 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; and
- 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, SFS and Hordern Pavilion) and are not related to additional floor area within the Entertainment Quarter.

The report in **Appendix 6** finds that the Entertainment Quarter site is well located with regard to public transport services as well as bicycle and pedestrian facilities. The Entertainment Quarter site generally and its individual tenants have implemented a range of travel demand

measures to encourage increased use of non-private vehicle modes of travel. These measures and other enhancements are to be incorporated into the future planning of the nine new buildings. In this regard, the Proponent commits to preparing a Travel Demand Management Plan with each future application for detailed works and uses.

6.6 Ecologically Sustainable Development (ESD)

6.6.1 The EA shall detail how the development will incorporate ESD principles in the proposed development and for the future design and ongoing operation phases of the development

Concept Plan approval is sought to the locations, massing and maximum heights of nine proposed buildings as well as for an increase in the maximum floor space permissible on the former Moore Park Showground and within the Entertainment Quarter. No new buildings are proposed to be constructed as part of this Concept Plan application. Nevertheless, the Proponent is highly committed to the implementation of appropriate ESD principles in all new development within the Entertainment Quarter. By way of example, in the case of the AFTRS development:-

- mechanical and electrical services for typical open plan office spaces were designed to be capable of achieving an ABGR tenancy rating of 4.5 stars;
- separate 30-minute data sub-metering was installed for tenant light and power usage as well as central services to allow effective monitoring and reporting of energy consumption;
- hybrid and natural ventilation was used to condition the foyer with temperature in adjacent spaces permitted to float during favourable ambient conditions;
- various speed drives have been used on pumps for chilled water, condenser water and low-temperature hot water;
- energy-efficient lighting and controls have been used;
- the design of the building has matched the design loads to the expected usage of various spaces when sizing thermal plant so that systems operate efficiently;
- low water consumption hydraulic fixtures have been specified to reduce water consumption; and
- heating water systems have been designed for high temperature differences between the flow and return temperature to reduce pumping power requirements.

Individual ESD initiatives will be tailored for each new building, having regard to the nature of its required use.

Notwithstanding the above, the Entertainment Quarter and Fox Studios Australia exhibits a high degree of consistency with ESD principles in that:-

- a former showground has been adaptively reused for a variety of new purposes all consistent with the range of uses permissible under SEPP No 47;

- numerous buildings, roads, vistas and landscape items having heritage significance have been conserved and protected for the enjoyment of current and future generations;
- public access is readily available to a large part of the former Moore Park Showground and will continue to be available;
- the site is well served by public transport services;
- travel demand initiatives are presently implemented and will be implemented in the future through a Travel Demand Management Plan to be prepared for each new building once its use is determined ;
- the site is accessible by walking and cycling to a large proportion of the surrounding population;
- there is a cap on the number of parking spaces on the site;
- a wide range of development conditions, management plans and strategies control the impacts of development on the site;
- all urban services are available; and
- there is capacity to absorb additional development potential without giving rise to any significant environmental impacts.

The Proponent is committed to developing sustainable buildings, generally targeting a minimum 5-star rating. The Proponent is a signatory to the United Nations Principles for Responsible Investment (“PRI”) Charter. The PRI is intended to align investors with broader objectives of society, with signatories committing to six principles:-

- (1) Incorporating environmental, social and corporate governance (ESG) issues into investment analysis and decision-making processes;
- (2) Being active owners and incorporating ESG issues into ownership policies and practices;
- (3) Seeking appropriate disclosure on ESG issues by the entities in which signatories invest;
- (4) Promoting acceptance and implementation of the PRI within the investment industry;
- (5) Working together to enhance the effectiveness of signatories in implementing the PRI; and
- (6) Reporting on activities and progress towards implementing the PRI.

The Proponent also participates in collaborative issues on ESG, including those run by the Investor Group on Climate Change (to which CFS’ Amanda McCluskey was appointed deputy chair in December 2008), the Carbon Disclosure Project, the Property Council of Australia and the Green Building Council of Australia.

6.7 Contributions

6.7.1 The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement

The Council's Section 94 Contributions Plan requires a contribution per additional worker. The contribution is payable on approval of a building containing floor space which will be occupied by additional workers. That stage will arise when future detailed applications are lodged for each building. We do not believe that Section 94 contributions are payable at this stage, but may be required by consent conditions relating to future downstream applications when precise uses, and actual additional worker numbers, are known.

No Voluntary Planning Agreement is required or proposed.

6.8 Consultation

6.8.1 Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*

Details of the consultation undertaken during the preparation of this EA are set out in Section 5.

6.9 Heritage

6.9.1 The EA shall provide a Heritage Impact Statement (HIS) which should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact". The HIS shall include photomontages of the proposed building envelopes within the site context from key vistas.

A Heritage Impact Statement has been prepared by Godden Mackay Logan (see **Appendix 5**). 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 identifies potential heritage issues and impacts of each of the proposed nine new buildings arising from the identified site footprints and heights identified on the concept plans in **Appendices 3a and 3b**. Those concept plans 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 new 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 future 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 Chopping Ring during the redevelopment of the former Moore Park Showground into a film studio and entertainment quarter. The Proponent commits to relocating the tree to an appropriate landscape setting within the 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.

The photo montage views prepared for this Concept Plan application show that the proposed development sites are of a similar scale to the existing site buildings; they reinforce existing building alignments and street patterns; and allow for views to key heritage landmarks such as the former Banquet Hall tower.

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 a resulting impact 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 Concept Plan 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 are embraced in the draft Statement of Commitments in Section 7 of this EA.

6.10 Economic Impact Assessment

6.10.1 The EA shall address the economic impact of the proposal and include an investigation into the impact upon the retail, commercial and residential industry within the locality and having regard to the hierarchy of centres in the relevant regional strategy

This DGR is addressed in the Economic Impact Assessment (“EIA”) in **Appendix 7**. The EIA concludes as follows:-

“Overall, we conclude from the analysis in this report that the proposed expansion of facilities at the Entertainment Quarter will have a negligible impact on other centres within the hierarchy. Due to the unique role served by EQ, the benefits of continued development far outweigh any minor competitive impacts. The entertainment role played by the EQ is important for Sydney, and particularly for the broader usage of the sporting, leisure and entertainment precinct around Moore Park. In response to the Director General’s requirements, it is established that ‘the additional retailing impact on surrounding centres/retail area, including Bondi Junction and Oxford Street, Paddington’ will be negligible.”

6.11 Staging

6.11.1 The EA must include details regarding the staging of the proposed development

Staging details have not yet been determined. Following approval of the Concept Plan application, the Proponent will be able to submit a detailed application for one or more of the nine new buildings. Such applications will be in response to market conditions and tenant demand. The Proponent commits to providing a detailed staging plan for each new building as part of any future application for detailed works and uses relating to that building.

6.12 Concept Plan

6.12.1 The Concept Plan shall also consolidate the 1996 Master Plan to create one single document

The 1996 Master Plan DA comprised:-

- a Statement of Environmental Effects (“SEE”);
- Supporting Volume A to the SEE, containing a Showground Development Traffic Study and an Acoustic Report; and
- Supporting Volume B, containing a Conservation Strategy.

It included the following series of figures:-

- Figure 1: Site Plan
- Figure 2: Locality Plan
- Figure 3: Aerial Photo
- Figure 4: Summary of Development
- Figure 5: Heritage Significance – Buildings
- Figure 6: Heritage Significance – Landscape and Roads
- Figure 7: Busby’s Bore
- Figure 8: Site Buildings
- Figure 9: Landscape Area Plan
- Figure 10: Electrical Site Services
- Figure 11: Hydraulic Site Services
- Figure 12: SEPP map
- Figure 13: Master Plan (reproduced in this Environmental Assessment in Appendix 2a)
- Figure 14: Primary Precincts Plan
- Figure 15: Landscape Concept Plan
- Figure 16: Urban Design Concept Plan
- Figure 17: Proposed Plan of Subdivision
- Figure 18: Heritage items retained
- Figure 19: Heritage items removed

The Master Plan development application was approved by the Minister for Urban Affairs and Planning on 24 April 1996. The approval was a staged consent, giving approval to land uses and land use intensity (as defined by floor space, height and parking provisions) within the site occupied by Fox Studios. Approval was also given to an overall development concept, submitted with the Master Plan DA.

The Master Plan consent did not authorise any specific works to be carried out on the land. Pursuant to conditions of that consent, detailed works and uses must all be the subject of further development applications, be consistent with the Master Plan consent, and be in accordance with the conditions of the Master Plan consent.

In the period since the Master Plan consent was granted and up until the present time, over 50 “detailed” DA’s have been lodged and approved by the Minister. In certain cases, these approvals have varied the approved Master Plan. Such variations have arisen from several factors, including:

- the necessity to comply with conditions of the Master Plan consent, and subsequent detailed consents;
- progressive concepts, improvements and refinements;
- re-evaluation of options for existing buildings including the historic Suttor Stand and Bent Street Stand;
- the detailed design development process involving space planning, function allocation, service needs, operational efficiency analysis and the like, in accordance with best practice for complex construction projects;
- market acceptance of identified concepts and attractions, such as the Backlot, which was in existence for around two years prior to its closure in October 2001;
- the subsequent change in use of buildings formerly within the Backlot, both for working studio and family entertainment purposes; and
- the approval of the subdivision of the former Moore Park Showground in April 2002 to allow the orderly separation and control of the Working Studio Precinct and the Family Entertainment Precinct.

The mechanism for implementing these past variations to the Part 4 Master Plan consent is found in Section 80A(1)(b) of the Environmental Planning and Assessment Act 1979, whereby the consent authority (in this case, the Minister for Infrastructure and Planning) has been able to impose conditions on a subsequent consent requiring the Master Plan consent to be modified.

The progression from Moore Park Showground to Fox Studios and the Entertainment Quarter between 1996 and the present time has thus been in response not only to the Master Plan Consent but also to a significant number of separate detailed development applications. Reflecting the subdivision of the site into two precincts, as per the approved Master Plan, the former Moore Park Showground has evolved into a centre of excellence for film production (ie the Working Studio Precinct), and a focus for leisure, retail and entertainment facilities in the Eastern Suburbs (ie the Family Entertainment Precinct now known for the Entertainment Quarter).

The progression has taken the Master Plan from its original approved form as in Appendix 2a to the layout presently approved in Appendix 2b. The plan in Appendix 2b effectively is the approved Master Plan, as amended. As a consequence many of the illustrative figures which accompanied the original Master Plan development application have long since been superseded by subsequent detailed consents and are now only of historic relevance. Importantly, the subdivision of the former Moore Park Showground in 2002 has resulted in two entirely separate entities, operating two quite distinctive precincts (one private, the other public) pursuant to a multiplicity of consents but still under the ‘umbrella’ of the Master Plan, as amended, and the various management strategies (see Section 3.7) which have been prepared pursuant to conditions of approval. Over 50 separate consents for detailed works and uses across both precincts have been approved. Each consent, including the Master

Plan consent, is an individual document which whilst often inter-related with other consents applying to the former Moore Park Showground, must continue to stand separately, running with the particular parts of the property to which each respective consent applies. The creation of a single document consolidating the 1996 Master Plan is thus highly problematic. Nevertheless, the Proponent, whose rights extend only to the Entertainment Quarter (which occupies just less than half of the area to which the Master Plan applies) commits to working with Fox Studios Australia and the Department of Planning to create a consolidated document.

However, as the Concept Plan drawings provided in Appendix 3 identify where and how additional floor space is to be accommodated in the Entertainment Quarter, and in relation to the Working Studio Precinct seek only an approval to reduce the amount of floor space area permissible therein, there is no impediment to approval of the Concept Plan application. All relevant issues associated with the additional floor space with the Entertainment Quarter are addressed in this Environmental Assessment.

7. DRAFT STATEMENT OF COMMITMENTS

7.1 Introduction

Under Section 75F(6) of the EP&A Act, a Proponent may be required to include a Statement of Commitments within the Environmental Assessment, outlining the measures that the Proponent is prepared to make in respect of environmental management and mitigation at the site. The Proponent's Draft Statement of Commitments for the project specifies how the project is proposed to be managed to minimise potential impacts. In formulating the Draft Statement of Commitments, it must be noted that no new construction activity is to be undertaken as a consequence of the Concept Plan approval. Each of the nine new buildings needs to be the subject of a future application for detailed works and uses. Draft Statements of Commitments tailored to the requirements of each individual building will be provided with each of those future applications.

7.2 General

- A. Each of the new buildings to which this Concept Plan application relates is to be the subject of a Future Application for Detailed Works and Uses.
- B. Each of the future applications referred to in A above is to be consistent with the set of plans provided in **Appendices 3a and 3b** attached hereto, comprising:-

Appendix 3a Drawing No's	Drawing Title	Date
A – CP01	Existing site survey plan	28 January 2009
A – CP02	Site analysis plan	28 January 2009
A – CP03	Locality/context plan	28 January 2009
A – CP-04(A)	Proposed building floor space allocation	2 February 2009
A – CP-05	Proposed building heights diagram	28 January 2009
A – CP-06	View analysis – Location Plan	28 January 2009
CP-07(A)	View analysis – photomontage, Views 1-4	2 February 2009
CP-08(A)	View analysis – photomontage, Views 5-8	2 February 2009
A – CP-09(A)	View analysis – photomontage, Views 9-11	2 February 2009
A – CP-10(A)	Shadow studies – summer solstice	2 February 2009
A – CP-11(A)	Shadow studies – equinox	2 February 2009
A – CP-12(A)	Shadow studies – winter solstice	2 February 2009
A – CP-13	Landscape strategy plan	2 February 2009

Appendix 3b Drawing No's	Drawing Title	Date
CPAR – 0905-01	CFSPM response to proposed building height	20 May 2009
CPAR – 0905-02	CFSPM response to proposed building height	20 May 2009
CPAR – 0905-03	CFSPM response to proposed building height	20 May 2009
CPAR – 0905-03	CFSPM response to proposed building height	20 May 2009

- C. The Proponent is committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act, 1979*.
- D. The Proponent will develop a program of informing key stakeholders including Sydney City Council, the Centennial Park and Moore Park Trust, Fox Studios Australia Pty Ltd and the Centennial Park and Moore Park Residents Association, of its time-frame for the submission of separate detailed applications for each of the nine new buildings referred to in the Concept Plan application.

7.3 Demolition Management

- A. Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001: The demolition of structures which is incorporated into the *Occupational Health and Safety Act, 2000*, administered by WorkCover NSW.
- B. Measures to control soil erosion during demolition will be introduced in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institute of Engineers, Australia).
- C. Any existing concrete of suitable volume which is not used as fill, will be taken to a concrete recycling works and evidence that this has occurred will be provided to the certifying Authority.

7.4 Heritage

- A. The Proponent will implement the archaeological recommendations in the Heritage Impact Statement in **Appendix 5**, being:-
- In the event that an exception is not available under Section 139 of the *Heritage Act, 1977*, an application for an excavation permit must be made under Section 140 of the *Heritage Act* for any proposed excavation works in the vicinity of the Royal Agricultural Hall and Weeks Road. In such a circumstance, an appropriate on-site Investigation Strategy will be prepared and submitted to the Heritage Office, Department of Planning, with an archaeological assessment and research design as supporting documentation for the Section 140 Excavation Permit Application.
 - In the event of historical archaeological remains being exposed on the site, they will be appropriately documented, according to procedures outlined in the Investigation Strategy accompanying any applications for excavation permits.

- Suitable clauses will be included in all contracts and sub-contracts to ensure that on-site personnel are aware of their obligations and requirements in relation to the relics provisions of the *Heritage Act, 1977* and their statutory protections of the *National Parks and Wildlife Act, 1974*.
- B. The Proponent commits to implementing the recommendations in Sections 6, 7 and 8 of the Heritage Impact Statement in **Appendix 5**.
- C. The Proponent commits to preparing an Open Space Strategy 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.
- D. The Proponent commits to ensuring that future development represents an appropriate design response to the heritage significance, setting and character of the Entertainment Quarter and that future development of the nine sites identified in the Concept Plan application give consideration to pedestrian access and the importance of heritage interpretation of the former Showground.
- E. The *Ficus hillii* on Site F upon separate approval having been granted for detailed works and uses associated with Building F will be relocated to an appropriate landscape setting within the Entertainment Quarter.

7.5 Travel Demand Management

- A. As part of any site-specific development or project application for any of the nine new buildings proposed in this Concept Plan application, a Travel Demand Management Plan will be prepared as part of the application documentation.
- B. Any Travel Demand Management Plan prepared pursuant to A above, will incorporate the following elements:-
- Maintain existing parking provision (to reflect a relative restriction in parking provision for the site's building floor area).
 - Provision of bicycle parking spaces equivalent to 3% of staff.
 - Installation of a taxi phone within the main entrance/reception.
 - Establish mechanisms to create a staff-operated car pooling system. This may include provision of space for displaying contact details of people willing to participate in a car pooling program.
 - Provision of space for displaying relevant transport information in the main entrance/reception area and communal staff areas. Information to include:-
 - bus timetables;
 - public transport information sources;
 - bicycle routes and on-site facilities;

- preferred pedestrian routes;
- taxi phone numbers.

7.6 Staging

- A. A detailed staging plan for each new building will be provided as part of any future application for detailed works and uses relating to that building.

7.7 Use of New Buildings

- A. The Proponent commits to activation of the ground plane of any new building which is contiguous with existing retail or restaurant activities.
- B. The Proponent commits to ensuring that new buildings are capable of accommodating a variety of different uses.
- C. The Proponent commits to ensuring that shops do not become the dominant land use activity within the Entertainment Quarter.

7.8 Building Height

- A. The Proponent commits to ensuring that any new building will comply with the height limits shown on the concept plans and elevations, measured to the main roof line.
- B. Plant rooms and architectural roof features may extend above the main roof line but may not exceed an additional height of 6 metres or occupy more than 25% of the roof area.
- C. Notwithstanding B. above, the height of any plant room above the main roof line is to be no greater than reasonably and practically required to accommodate the associated plant.

8. CONCLUSION

This report, together with the attached technical appendices, comprises a comprehensive environmental assessment of the proposed addition of nine new buildings within the Entertainment Quarter, the associated increase in floor space area within the Entertainment Quarter of 26,187m² from 50,313m² to 76,500m², and the associated reduction in the permissible amount of floor space area in the working studio precinct, from 73,500m² to 67,500m². This will take the total amount of approved floor space on the former Moore Park Showground to 144,000m², which is the limit prescribed in SEPP 47.

The sites of the nine new buildings have been carefully selected having regard to urban design and heritage considerations. Heritage considerations have been pre-eminent in the identification of building heights and envelopes for each of the new buildings. As a consequence, no significant adverse heritage impacts are likely to arise as a consequence of downstream construction of each of the new buildings, provided the recommendations in the Heritage Impact Statement in **Appendix 5** are addressed. The Proponent commits to implementing those recommendations.

Detailed traffic, wind and economic studies all identify an absence of significant impacts as a consequence of the nine new buildings and associated additional floor space.

The proposed introduction into the Entertainment Quarter of nine new buildings with an associated floor space area increase of 26,187m² is justifiable on the following grounds:-

- SEPP 47 permits 144,000m² of floor space area;
- the locations for the nine new buildings, their maximum heights, and their building envelopes have been formulated having regard to detailed urban design and heritage considerations to ensure that adverse impacts on the character and heritage of the former Moore Park Showground are minimised;
- traffic generation and car parking associated with the use and occupation of the nine new buildings can be accommodated, although a detailed traffic analysis for each individual building will still be required as part of any future applications for detailed works and uses;
- there is unlikely to be any significant adverse economic impact on any other established centre including Oxford Street and Bondi Junction;
- no significant adverse visual or view impacts are likely to arise from any of the nine new buildings;
- no significant adverse overshadowing impacts will arise from any of the nine new buildings;
- no significant adverse wind impacts will arise from the nine new buildings; and
- no significant adverse amenity impacts on local residents are likely arise from the nine new buildings.

The Entertainment Quarter is a publicly accessible family entertainment precinct which is well-served by public transport. In this context, it is appropriate that no additional parking is to



be provided within the Entertainment Quarter and that Travel Demand Management Plans be prepared as part of future applications for detailed works and uses associated with each new building.

The Draft Statement of Commitments sets out the mitigate measures identified by the Proponent to ensure that no significant adverse impacts arise. Implementation of these measures will ensure that the impacts of the proposed development are both reasonable and appropriate.