



***Amendment to
State
Environmental
Planning
Policy No 47—
Moore Park
Showground***

*Explanation of Intended
Effect*

November 2018

November 2018

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Contents

Introduction	4
Background	4
Summary of the proposal	5
Proposed amendments	7
Permissibility of uses not related to the film, television and video industry	7
Certain uses permissible as complying development	7
Development standards for complying development	8
Attachments	9
Attachment A – SEPP No 47 Map	9
Attachment B – Concept Approval (MP07-0144)	10

Introduction

Background

The Moore Park Showground Precinct is located approximately three kilometres to the south-east of the Sydney CBD in the City of Sydney local government area. The precinct is the former location of the Royal Agricultural Society's Sydney Showground, which hosted the annual Sydney Royal Easter Show until 1998 when it relocated to Sydney Olympic Park. The Moore Park Showground Precinct is managed by the Centennial Parklands and Moore Park Trust.

In 1996, the Government introduced *State Environmental Planning Policy No 47 - Moore Park Showground* (SEPP No 47) to facilitate the reuse and redevelopment of the precinct which now comprises the Entertainment Quarter and Fox Studios. SEPP No 47 establishes planning controls for the precinct, identifies land uses that are permissible with and without consent and caps the total floor area for buildings within the precinct at 144,000 square metres.

The Entertainment Quarter is an entertainment precinct located within the Moore Park Showground Precinct. It offers a diverse range of attractions including cinemas, restaurants, cafes and shops, as well as uses related to the film and television industry. A map of the Moore Park Showground Precinct and Entertainment Quarter is included on page 6.

In 2011, the then Planning Assessment Commission approved the Entertainment Quarter Concept Plan, which makes provision for future development in the Entertainment Quarter within six building envelopes. The concept approval sets out the design controls such as location, massing and maximum heights of proposed buildings in the Entertainment Quarter. It also requires that a development application (DA) be submitted for future development within the approved building envelopes, and all development proposed must also be generally consistent with the concept plan.

As a result of the NSW Government proposing to redevelop the Sydney Football Stadium (SFS), which adjoins the Entertainment Quarter to the north, a number of activities and businesses currently operating within the SFS must relocate. These uses include training facilities for the Sydney Roosters football club, associated administration offices and meeting rooms, health facilities such as a sports medicine clinic and medical imaging, a gymnasium and associated facilities/services.

The Sydney Cricket and Sports Ground Trust, with the authorisation of the NSW Minister for Sport, is proposing to temporarily relocate these uses to the Entertainment Quarter. The relocation of these uses to the Entertainment Quarter will provide continuity for these businesses and activities, allowing them to be co-located in a nearby location to the stadium precinct whilst complementing the existing uses in the Entertainment Quarter.

However, the temporary relocation of the activities and uses and associated alterations and additions to existing buildings cannot currently under either the SEPP No 47 or the concept plan. For this reason, changes are required to SEPP No 47 to facilitate their relocation.

Summary of the proposal

Currently, the provisions of SEPP No 47 deal with development that is more related to the film and television industry, and associated public entertainment activities such as shops, restaurants, cinemas and public events. Therefore, it is necessary to amend SEPP No 47 to temporarily permit additional land uses within the Entertainment Quarter, facilitating the relocation of certain health service facilities, commercial premises and recreation facilities currently operating within the SFS. The proposed inclusion of these additional uses will be temporary, for a four (4) year period commencing on January 1, 2019 and will not affect the existing requirement for other commercial premises in the precinct to be related to the film, television and video industry.

The amendments will also allow any proposed development to be carried out as complying development, which will provide continuity for these businesses and activities by enabling a faster and more efficient approval process, compared to a standard development application. Complying development is a streamlined approval process for development that meets specific development standards and can be determined by a council or accredited certifier. The complying development pathway is considered appropriate in these circumstances given that the proposed developments are temporary in nature, are relatively low scale developments and the potential impacts can be appropriately managed through the application of development standards.

Appropriate development standards will ensure that what is proposed will have a similar built form to the existing buildings on the site and will not detract from the other uses in the Entertainment Quarter. The development standards will be consistent with the relevant terms of approval of the Entertainment Quarter Concept Plan. For example, the proposed additional land uses must remain within the cap of gross floor area and maximum building heights imposed by the concept approval and not impede the future delivery of the buildings in the approved footprints over time.

Moore Park Showground Precinct & Entertainment Quarter - Key Areas Location Map



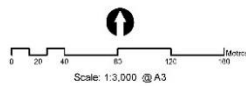
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Legend

- Moore Park Showground Precinct
- Entertainment Quarter Boundary
- Byron Kennedy Hall and Building 14A
- Former Coach Carpark

State Environmental Planning Policy No 47—Moore Park Showground

Key areas location map



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Proposed amendments

Permissibility of uses not related to the film, television and video industry

The Entertainment Quarter is located within the land shown diagonally hatched on the SEPP No 47 land application map (See **Attachment A**). While commercial premises are currently permitted with consent on this land it is only if the premises relate to the film, television and video industry.

The proposed changes seek to make both commercial premises and health service facilities permissible with consent under SEPP No 47, without the requirement for them to be related to the film, television and video industry, but only for the purposes of complying development within specific areas of the precinct (Byron Kennedy Hall, building 14A, and the former coach carpark located adjacent to Building 220, as shown on the map on page 6).

For consistency with the Standard Instrument Local Environmental Plan (SILEP), it is proposed that the SILEP definitions of *health services facility* and *commercial premises* are inserted into SEPP No 47 to enable these uses to become permissible with consent.

This amendment will not affect the existing requirement for other commercial premises in the precinct to be related to the film, television and video industry.

Certain uses permissible as complying development

To facilitate the timely and efficient approval process associated with the relocation of activities and businesses currently operating within the SFS, a complying development pathway will be introduced into SEPP No 47 to enable these uses to operate for a maximum period of four (4) years commencing on January 1, 2019.

The following uses will be able to obtain a complying development certificate (CDC) provided they meet specific development standards outlined in SEPP No 47 and are located within specific areas of the precinct (including the Byron Kennedy Hall, building 14A and the former coach carpark):

- Recreation facilities (permissible as amusement and entertainment facilities in SEPP No 47),
- Health services facilities (as defined in the SILEP),
- Commercial premises (as defined in the SILEP),
- Minor alterations, additions and internal fit out works to the Byron Kennedy Hall and adjacent Building 14A,
- The installation of a new demountable building on part of the former coach carpark (located adjacent to Building 220).

A mechanism will be inserted into SEPP No 47 to enable the above specific complying development to be undertaken for a period of a four (4) year commencing on January 1, 2019. No other developments, apart from

the ones listed above, will be able to benefit from the complying development pathway created by the proposed amendments.

Development standards for complying development

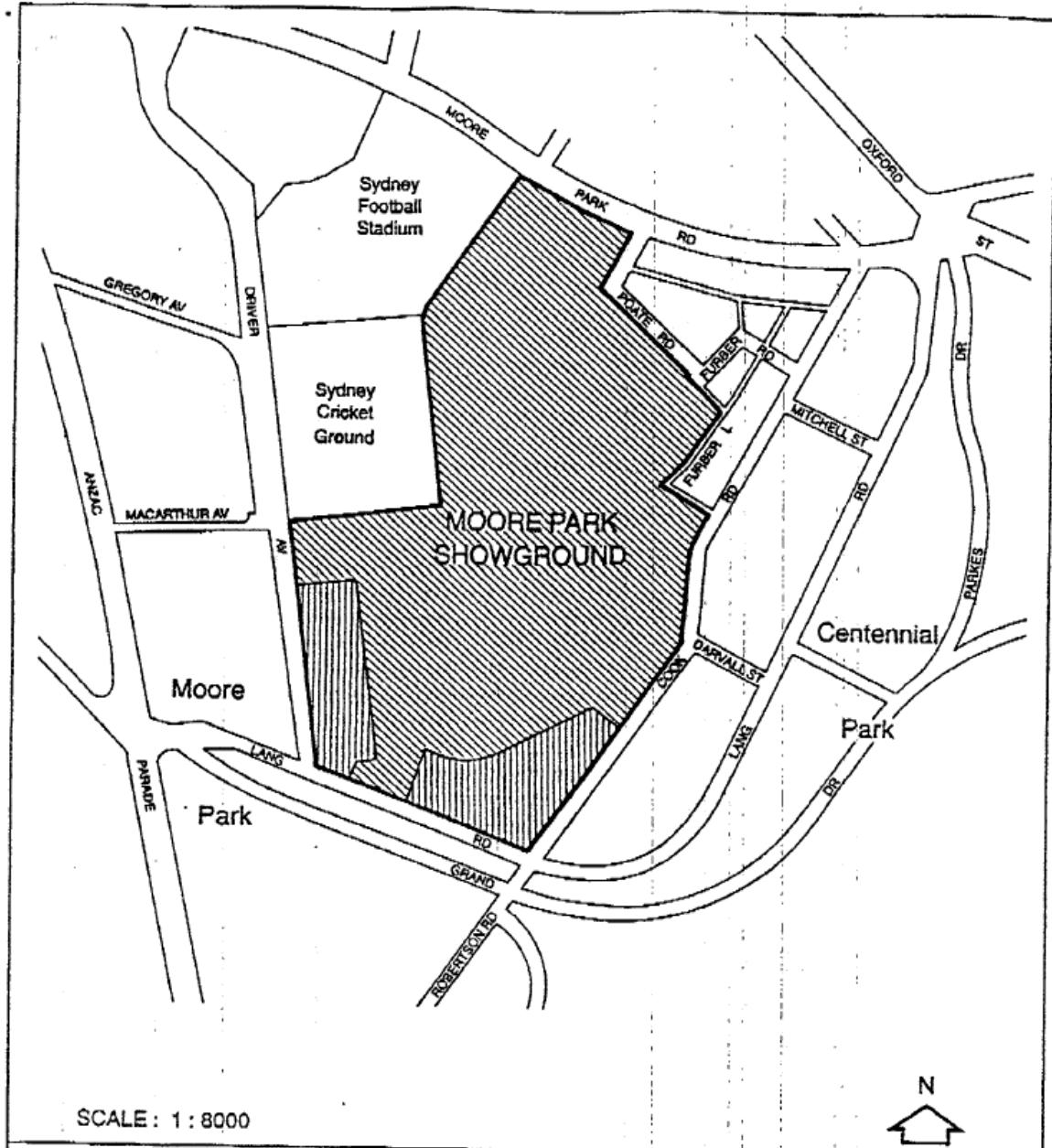
Development standards will be applied to ensure that the proposed temporary developments will have a similar built form to the existing buildings on the site and will not detract from the other uses in the Entertainment Quarter. The development standards will be consistent with the relevant terms of approval of the Entertainment Quarter Concept Plan.

The proposed development standards for complying development under SEPP No 47 include:

- It must:
 - be located within the envelope of the Byron Kennedy Hall, building 14A, and on the former coach carpark located adjacent to building 220,
 - be for the purposes of recreation facilities (permissible as amusement and entertainment facilities in SEPP No 47), health services facilities (as defined in the SILEP), and commercial premises (as defined in the SILEP) only,
 - operate between the hours of 6:00am and 11:00pm,
- Demountable building must have a maximum height of 2 storeys and 8 metres,
- The maximum gross floor area of any new demountable building must not exceed 1500m², and
- Compliance with relevant Australian Standards and the Building Code of Australia.

Attachments

Attachment A – SEPP No 47 Map



Attachment B – Concept Approval (MP07-0144)

