

Local Planning Panel

25 September 2024

Application details

Address: 116 Lang Road, Moore Park

Application Number: D/2024/139

Owner: Centennial Park & Moore Park Trust

Applicant: The Trustee for Carsingha Investments Unit Trust

Planner: Ethos Urban

Proposal

- use Area 1 and Area 2 within Entertainment Quarter for film production, food and beverage stalls, recreation facilities, exhibitions, and temporary activities such as markets and community events
- proposed trading hours are 7.00am to 12.00am Monday to Sunday
- maximum capacity 3,000 persons - 1500 persons in each area

Recommendation

- approval for 5 years subject to conditions

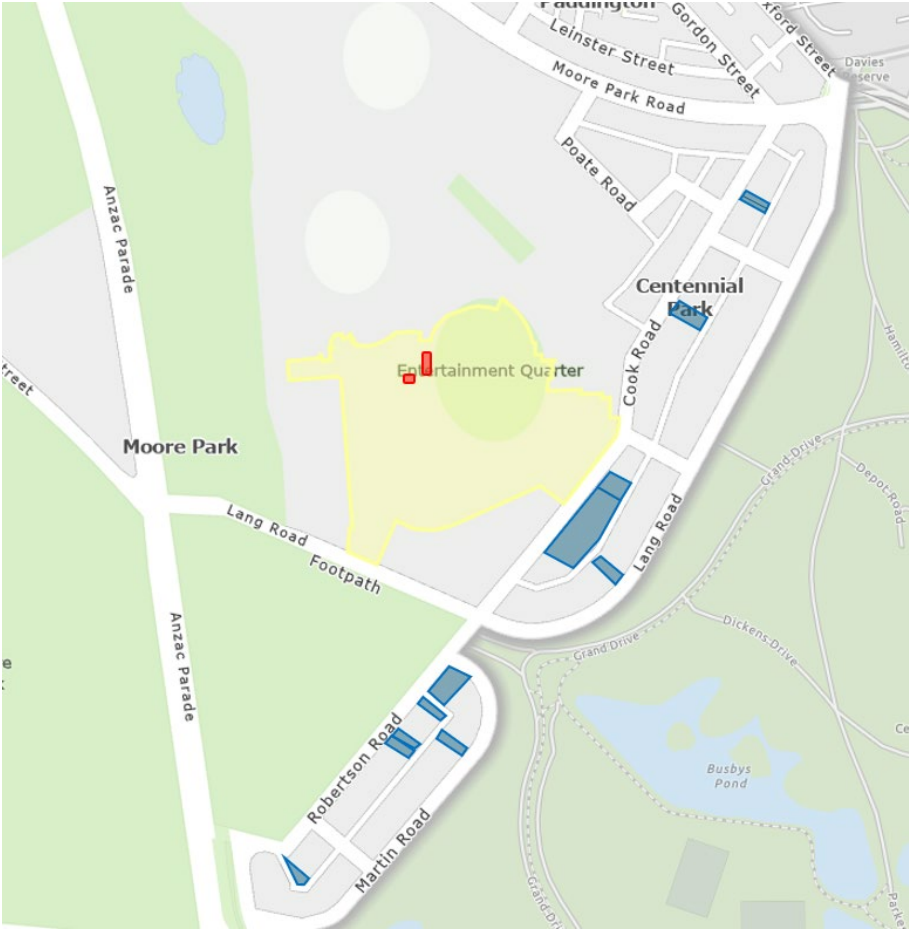
Notification

- exhibition period 18 March 2024 to 16 April 2024
- re-exhibition period period 15 July 2024 to 30 July 2024
- 2,455 owners and occupiers notified
- 33 submissions

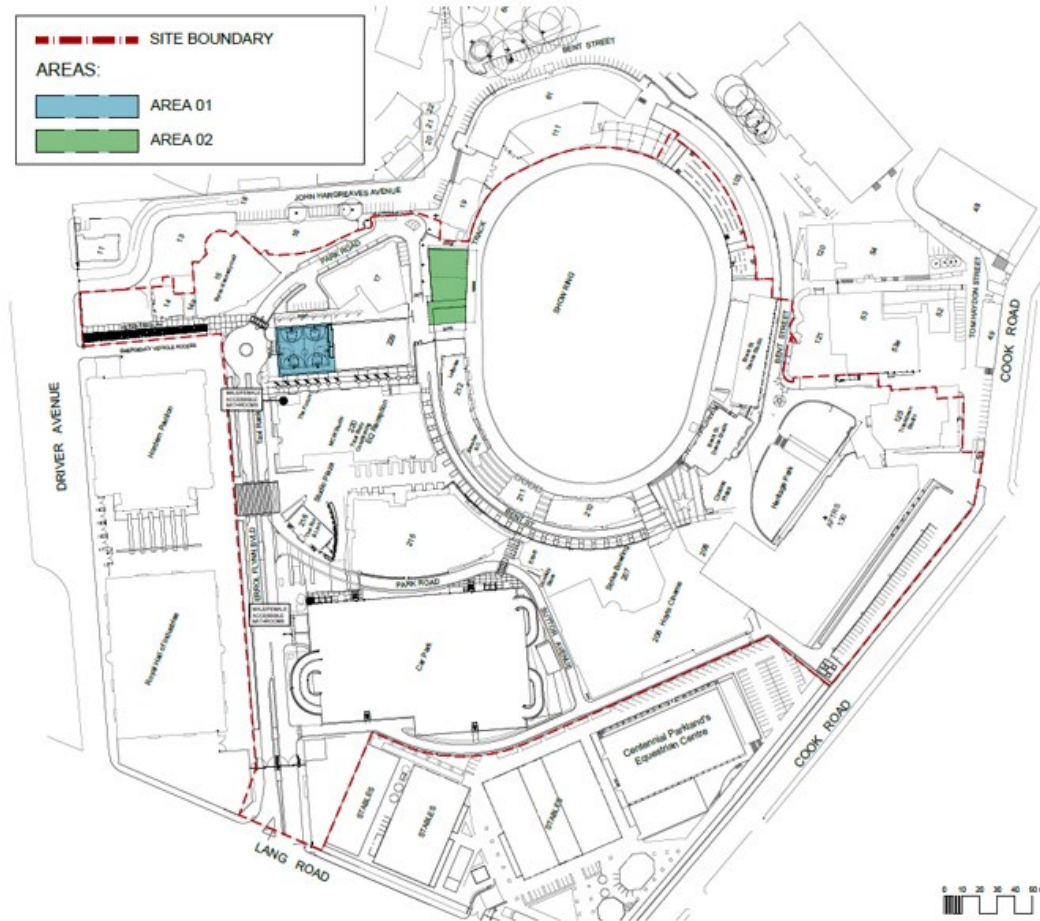
Submissions

- amplified music for ‘musical entertainment’
- noise impact
- hours of operation
- diverse nature and unlimited events
- traffic and parking congestion
- health and wellbeing
- anti-social behaviour

Submissions



Site Plan







looking south-east



looking south-west

Area 1 - basketball court



looking east

Area 2 - padel and pickle ball court



Area 2 padel ball courts



Sydney Roosters Head Quarters located between Area 1 and Area 2

Proposal

- use Area 1 and 2 for on-going outdoor recreation and activities listed in category A-D (following slide) and temporary community uses (limited to 52 days per year) listed in category E-F (following slide)
- proposed trading hours are 7.00am to 12.00am Monday to Sunday
- maximum capacity 3,000 persons - 1500 persons in each area
- amplified music between 10.00am and 10.00pm
- no concert or music events proposed
- no permanent physical works proposed

On-going basis	
Category A	Film, video and photography production, including live media coverage
Category B	Food and beverage stalls, trucks, cooking exhibitions
Category C	Exhibitions, such as art exhibitions
Category D	Outdoor/open-air recreation and sporting activities such as:
	<ul style="list-style-type: none"> • Mini golf • Squash • Ice skating • Mini soccer • Netball • Obstacle courses • Bowling <ul style="list-style-type: none"> • Electric go-kart • Outdoor gymnasium • Temporary swimming pool (no excavation - above ground temporary structures only) • Racquet sports (e.g. pickle ball and padel tennis) • Basketball/ mini basketball • Or any other use of a like character
Temporary basis – up to 52 days a year	
Category E	Community markets
Category F	Community events, including any ceremony, cultural celebration, fete, fair

Compliance - Eastern Harbour City SEPP 2021

	control	proposed	compliance
7.6 permissible use	film related development	film production	Yes
	shops	food and beverage stalls	
	amusement and entertainment facilities	recreation facilities	
		exhibitions	
7.18 temporary use of land	temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months	community markets and community events - limited to 52 days in any period of 12 months	Yes

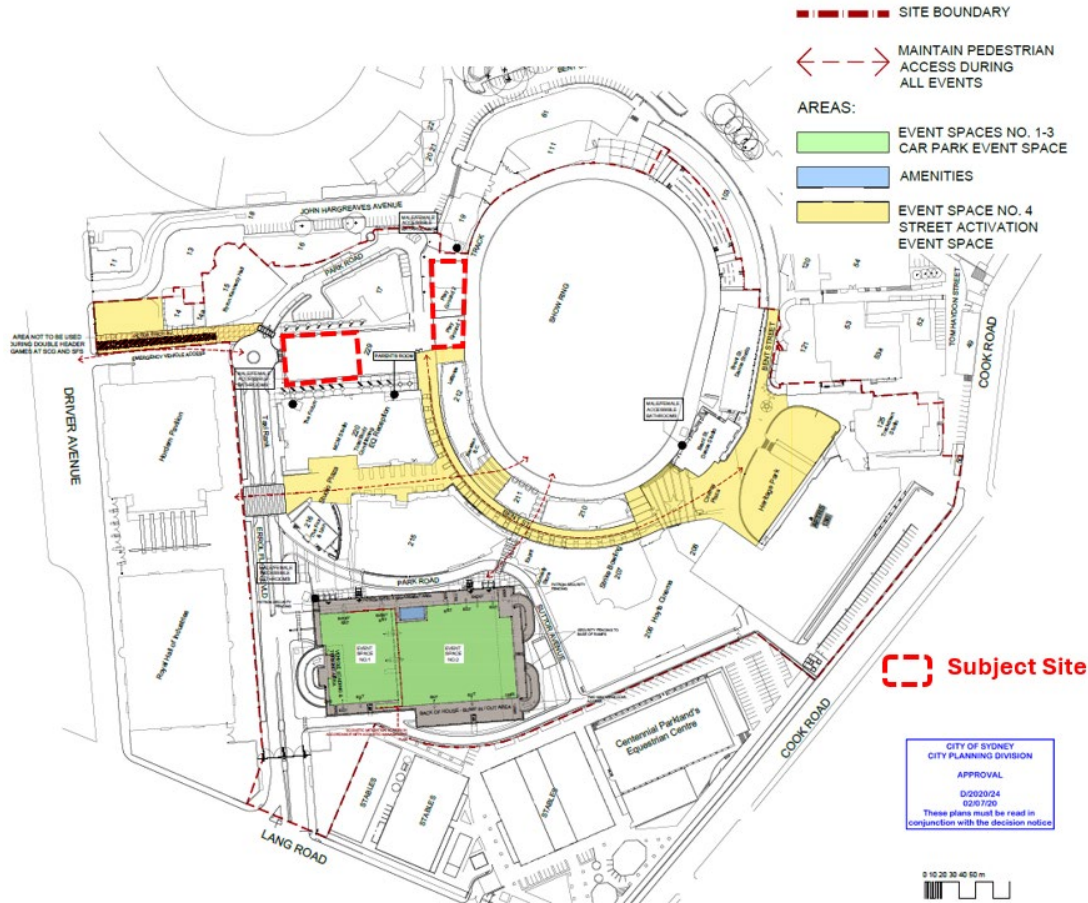
Issues

- function of the subject DA
- noise impact
- Plan of Management
- traffic

Function of the subject DA

- Purpose: to provide flexibility to hold activities and events within proposed trading hours, without avoiding the need for subsequent DAs for individual activations
- recommended 5 years time limited consent
- approach has been previously supported by Council within EQ – similar to D/2020/24/C

Relevant Development History – D/2020/24/C



Continue the use of Event Space 4 until 1 Jan 26 including:

- Film, video and photography production, including live media coverage;
- Food and beverage stalls, trucks, cooking exhibitions, markets;
- Street performance / busking; and
- Community events, including any ceremony, cultural celebration, exhibition, fete, fair, gathering, market or sporting event.

Noise Impact Assessment

- existing Noise Management Strategy Part 2: 'Family Entertainment Precinct' (March 1997) in place
- noise impact assessment assumed the proposed activities could occur every day of the week between 7.00am and 10.00pm, with some lower level activity from 10.00pm-midnight
- concludes the proposal complies with the noise management strategy based on recommended measures

Noise Management Measures

- speakers should only be operated west facing in Area 2
- no sub-woofer speakers are to be utilised
- sports excluding loud whistles, will achieve compliance (10pm – midnight). A preference for pea-less whistles is recommended
- loud activities associated with waste handling should be restricted to 7 am – 10 pm (e.g. breaking glass, bangs/clangs etc.)

Plan of Management

Plan of Management includes:

- compliance with Noise Impact Statement, including:
 - amplified music only between 10am and 10pm
 - no rubbish transfer between 10pm and 7am
- booked and ticketed events prior to attendance
- appropriate pedestrian barriers to be installed
- preparation of Emergency Patron Evacuation Plan, Risk Management Plan and Transport Access Guide
- security guards will be provided depending on individual events as directed by NSW Police or NSW Liquor and Gaming

Traffic

- site accessible by public transport
- no objection from TfNSW
- Transport Access Guide required
- consultation with Moore Park Events Operations Group (MEOG)

Response to submissions

- The nearest objector is located approx. 350m from the subject site
- Concerns raised in the submission are addressed by conditions:
 - amplified music - no concerts, music events and/or dance parties are permitted
 - noise impact – compliance with Noise Management Strategy Part 2; Family Entertainment Precinct
 - diverse nature and unlimited events – 5 years limited consent to enable a review of impacts
 - traffic and parking congestion – preparation of transport access guide

Recommendation

The application is recommended for approval for 5 years, subject to conditions