

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP08_0174
Project	Project application comprised of following: Construction of a two storey pub/restaurant with basement kitchen and amenities
Location	The Yulang, Olympic Boulevard, Sydney Olympic Park.
Proponent	Sydney Olympic Park Authority
Date issued	2/12/2008
Expiry date	(If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.)
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • SEPP (Major Projects) 2005 • SREP24 – Homebush Bay Area • SREP 55 Remediation of Land • Sydney Olympic Park Master Plan 2002 • Draft Sydney Olympic Park Master Plan 2030 • SOPA's Guidelines for Outdoor Advertising, Identification and Promotional Signage • SOPA's Access Guidelines 2002 • SOPA's Major Event Impact Assessment Guidelines • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form <ul style="list-style-type: none"> • The proposal shall address the height, bulk and scale of the proposed development within the context of the locality. • Demonstrate that proposal does not have unacceptable levels of impacts on views and overshadowing of adjoining sites and public domain. 3. Urban Design Address design quality with specific consideration of the façade, rooftop services and mechanical plant, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and relationship to public domain. The EA should also demonstrate compliance with or any departures from Sydney Olympic Park Design Review Panel. 4. Amenity The proposal must address acoustic impacts (through the submission of an acoustic report), solar access, visual privacy, view loss and wind impacts and achieve a high level of environmental amenity. The servicing requirements of the building must also be considered. 5. Transport and Accessibility (Construction and Operational) The EA shall also provide a Transport and Accessibility 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,

	<p>measures to promote public transport usage and pedestrian and bicycle linkages as well as the management of traffic, access, and parking during special events. The Transport and Accessibility Impact Study should also assess operational staff related travel. Particular regard must be given for the operation of the subject site during road closures during special events.</p> <p>6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</p> <p>7. Contributions The EA shall address provision of public benefit, services and infrastructure having regard to the Sydney Olympic Park Authority's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>8. Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>9. 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>10. Major Events The EA is to demonstrate how the proposed development will be constructed and operated during Major Event periods at Sydney Olympic Park.</p> <p>11. Place of Public Entertainment The EA is to demonstrate how the proposed development captures and endorses the use of the venue as Place of Public Entertainment (PoPE).</p> <p>12. Uses Details of the proposed uses, hours of operation, number of patrons and staff management measures proposed to ensure that impacts are minimised.</p>
<p>Key Issues (Optional) – to be applied where relevant.</p>	<p>Heritage Provide assessment of potential archaeology of the site.</p> <p>Drainage Address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>Staging Include details regarding the staging of the proposed development (if proposed).</p>
<p>Deemed refusal period</p>	<p>60 days</p>

Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 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 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.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features;

	<ul style="list-style-type: none"> • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise; • material samples board detailing façade and public domain finishes. <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan - plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report - which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape Plan - illustrating treatment of open space areas on the site, interface design with public domain areas, pathway and driveway layout levels, cross sections, treatment details, works schedules, screen planting along common boundaries and tree protection measures both on and off the site. • Hotel Management Plan – illustrating management arrangements, including patron and security management. • Shadow Diagrams - showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm. • Signage Strategy - full details including dimensioned plans and elevations to scale of all proposed signage.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.