



Ms Jennie Buchanan
Principal Planner
JBA Urban Consultants Pty Ltd
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2061



qB135169

10/01094

Department Generated Correspondence (Y)

Dear Ms Buchanan

**Director General's Requirements for the Royal Agricultural Society Hall
expansion at Sydney Olympic Park (MP 09_0206)**

Thank you for your request for Director General's environmental assessment requirements (DGR's) for the above project. Please find the DGR's attached.

The DGR's were prepared from the information provided within your application and in consultation with relevant government agencies, including Auburn Council.

Under section 75F(3) of the EP&A Act, the Director General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director General considers that the Environmental Assessment does not adequately address the DGR's, the Director General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGR's for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Ellie Caldwell on 9228 6410 or via e-mail at ellie.caldwell@planning.nsw.gov.au.

Yours sincerely

Daniel Keary
**Director Government Land & Social Projects
(as delegate for the Director General)**

Draft Director General's Requirements

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

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| Application number | MP 09_0206 |
| Project | Royal Agricultural Society (RAS) Hall Expansion |
| Location | RAS Exhibition Hall, Sydney Olympic Park |
| Proponent | Royal Agricultural Society |
| Date issued | 8 January 2010 |
| 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 | <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"> • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy 55 - Remediation of Land; • Sydney Olympic Park Master Plan 2030; • Relevant Sydney Olympic Park Authority guidelines and policies; • NSW State Plan; • Sydney Metropolitan Strategy and the draft West Central Subregional Strategy; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. <p>2. Built Form and Urban Design The EA shall address: -</p> <ul style="list-style-type: none"> • The height, bulk, massing and scale of the proposed extension within the context of the locality, and its compatibility with the existing building and adjoining sites; • Impacts on views and potential overshadowing; and • Design quality, with specific consideration to the extension's façade, articulation, colours and materials/finishes. <p>3. Public Domain The EA shall address the interface between the proposed extension, public domain, and the relationship to and impact upon the existing public domain. The EA shall also address the provision of linkages with and between other public domain spaces and streetscape improvements, in particular the interface with Riverina Avenue.</p> <p>4. Transport and Accessibility Impacts The EA shall demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls, RTA guidelines and accessibility of the site to public transport. A Traffic Impact Study is to be prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, access, loading dock(s), measures to promote public transport usage and pedestrian and bicycle linkages.</p> |

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| | <p>5. Noise Impacts and Amenity The EA shall address potential noise and acoustic impacts during construction and operation, particularly during events and appropriate mitigation measures through the submission of an Acoustic Report.</p> <p>6. Infrastructure Provision The EA shall detail the existing infrastructure on site and identify possible impacts on any such infrastructure from the proposal. It shall also detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation.</p> <p>7. Ecologically Sustainable Development (ESD) The EA shall identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</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> |
| Deemed refusal period | 60 days |

Plans and Documents to Accompany the Application

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| <p>General</p> | <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, areal 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 Development 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. |
| <p>Plans and Documents</p> | <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; |

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| | <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. <p>5. Other plans:</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 – prepared by a recognised professional 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, screen planting along common boundaries and tree protection measures both on and off the site. • 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. |
| <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; • 8 hard copies of the EA (once the EA has been determined adequate); • 8 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 8 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size. |