

Director General's Requirements

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

Application number	MP 10_0145
Project	Redevelopment of Sydney Showground Main Arena
Location	Sydney Showground Precinct, Sydney Olympic Park
Proponent	Royal Agricultural Society
Date issued	16 September 2010
Expiry date	If the environmental assessment is not exhibited within two (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	The Environmental Assessment (EA) must address the following key issues: 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: - State Environmental Planning Policy (Major Development) 2005; - State Environmental Planning Policy 55 - Remediation of Land; - Sydney Olympic Park Master Plan 2030; - Sydney Olympic Park Access Guidelines 2008; - Sydney Olympic Park Major Event Impact Assessment Guidelines; - Sydney Olympic Park Guidelines for Outdoor Advertising, Identification and Promotional Signage; - Draft Sydney Olympic Park Noise Management Plan; - Sydney Metropolitan Strategy and the draft West Central Subregional Strategy; - Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design - An analysis of the proposal should include existing topography, bulk and scale of existing developments (including existing grandstands), building heights, view corridors and streetscape, and address vehicular and pedestrian connectivity, entry points, traffic management and hierarchy; - Include the proposed patron capacity (e.g. seating, standing, staff levels) of the whole stadium and during all event modes (e.g. football mode, concert mode) and whether capacity numbers is limited; - The form and external appearance of the redeveloped Sydney Showground Main Arena; - Design principles incorporated into the development in terms of sunlight, natural ventilation, reflectivity, visual and acoustic privacy, safety and security, and water and energy efficiency; - A Wind Impact Analysis is to be undertaken; - Detailed plans, elevations and sections; - A view analysis is to be undertaken inclusive of photomontages and perspectives of key elements and views of the development from key locations; - Shadow diagrams; - Provide details on likely pedestrian Levels of Service (LoS) during ingress and egress, peak periods and how the design accommodates LoS; - Provide details on external treatment and finishes, including a material samples board; - Details on how services, including but not limited to, waste management, loading zones, and mechanical plants are integrated into the design of the development. 3. Public Domain - Provide Public Domain Plan that identifies proposed open space, public domain and pedestrian linkages with and between other public domain spaces and adjoining showground areas; - Details on the interface between the proposed development and public domain, and the impact upon the existing public domain.

	4. Traffic, Public Transport and Car Parking • Details of daily and peak traffic movements likely to be generated, including impact on nearby intersections and the need, and associated funding, for upgrading or road improvement works (if required); • Details of proposed access and parking provisions including compliance with the requirements of the relevant Australian Standards (i.e. turn paths, sign distance requirements, aisle widths, etc.); • Proposed number of car parking spaces and compliance with the appropriate parking codes; • Details of service vehicle movements including vehicle type and likely arrival and departure times; • Impact on non-car travel modes including public transport use, walking and cycling, and the provision of facilities to increase the use of non-car modes for travel to and from the site; • Provision of a Traffic Management Plan for all demolition / construction activities; • Details of pedestrian alignments and access points to the development site during construction and operation; 5. Acoustics & Noise Impacts • Construction and operational noise impacts should be addressed against relevant guidelines and legislation, including but not limited to <i>Draft Sydney Olympic Park Noise Management Plan</i>, NSW DECCW guidelines, and in consultation with relevant agencies, where appropriate. 6. Lighting Emission • Location of new light towers and specifications; • Demonstrate that the luminance will not exceed relevant guidelines and legislation; • Demonstrate that illumination levels meet appropriate Australian Standards for lighting of public domain spaces and stadia. 7. Waste Management • Prepare a Waste Management Plan addressing issues during demolition, construction and operational stages. The Plan shall include likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health & Safety Requirements. 8. Infrastructure and Utilities • Address the existing capacity and requirements of the development for water supply, wastewater, stormwater, electricity, waste disposal, communications and gas. Any staging, if any, of infrastructure works should be identified accordingly. 9. Ecologically Sustainable Development (ESD) • Identify how the development will incorporate ESD principles, including water management and reuse, energy efficiency, recycling and waste disposal. 10. Construction Management • Address all impacts from demolition and construction, in particular on traffic, roads, access, noise, vibration, air quality and stormwater, and in accordance with Australian Standards. 11. Staging • Details regarding the staging of the proposed development including any aspects of the development that would be assessed and determined under Part 4 of the EP&A Act. 12. Consultation • Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>. 13. Major Events • Demonstrate how the proposed development will be constructed and operated during major event periods at Sydney Olympic Park with reference to the <i>Sydney Olympic Park Major Event impact Assessment Guidelines</i>.
Deemed refusal period	60 days