

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

14 September 2010

Daniel Cavallo
Acting Director, Government Lands & Social Projects Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Daniel,

RE: Request for provision of details of key issues and assessment requirements – MP 10-0145 – Sydney Showground Redevelopment, Sydney Olympic Park

Thank you for your letter requesting input into the Director General's Requirements for MP 10-00145 (Sydney Showground Redevelopment, Sydney Olympic Park).

Sydney Olympic Park Authority asks that the Department of Planning take into consideration the following in finalising the Director General's Requirements (DGRs):

Key Issue 1 – Relevant EPIs policies and Guidelines to be addressed

Please include the following in place of Relevant Sydney Olympic Park guidelines and policies:

1. *Sydney Olympic Park Access Guidelines 2008.*
2. *Sydney Olympic Park Major Event Impact Assessment Guidelines.*
3. *Guidelines for Outdoor advertising, identification and promotion signage.*
4. *Draft Sydney Olympic Park Noise Management Plan*

Key Issue 2 – Built Form

It is recommended to amend and expand dot point #2 to say

“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.

To maintain the integrity of the design and ensure a quality design, it is recommended to add the following points under built form:

- Provide details on likely pedestrian Levels of Service (Los) during ingress and egress peak periods and how design of the stadium accommodates level of service,
- Provide details on external treatments and finishes,
- Detail how services, including but not limited to waste management, loading zones mechanical plants are integrated into the design of the development.

It is important to note that whilst Master Plan 2030 does not envisage any expansion of the Showground Precinct, and makes no provision in relation to height, FSR, setbacks etc., this also being the case for the SEPP (Major Development) zoning over the site, the Master Plan 2030 does clearly identify the Sydney Showground is a legacy of the Olympics. This means that any redevelopment must preserve and enhance the role the Showgrounds plays as part of the wider commercial area of Sydney Olympic Park.

You should also note that the Stadium is visually prominent and can dominate external vistas from important vantage points such as Top Ryde, Rhodes and Newington. These vistas should be preserved and enhanced and should be included within a detailed view analysis as per Part 2 of the DGR's. Incorporation of the Sydney Olympic Park Design Review Panel should also be included.

Key Issue 4 – Transport and Accessibility Impacts (Construction and Operation)

Key issue 4 is expanded to include details pedestrian alignments and access points to the development site during construction and operation.

Key Issue 5 – Acoustics and Noise Impacts

Add “including but not limited to, *Draft Sydney Olympic Park Noise Management Plan*.”

Key Issue 6 – Lighting Emissions

Add the following dot point:

- Demonstrate that illumination levels meet appropriate *Australian Standards* for lighting of public domain spaces and stadium.

Key Issue 10 – Construction Management

Add “and in accordance with *Australian Standards*”.

Key Issue 11 – Staging

Broaden scope to identify parts of the development that are proposed to be subject to early works programme to be assessed and determined under Part 4 of the EP&A Act (e.g. any demolition works). This is lacking in the documentation to date. Special emphasis needs to be made in relation to any interim approach to the design, particularly as each may have a different impact on the operation of the venue.

Additional Key Issues

The Authority recommends the Department add the following as additional key issues:

Key Issue 13 – Major Event

The EA is to demonstrate how the proposed development will be constructed and operated during Major Event Periods at Sydney Olympic Park with reference to the *Major Event Impact Assessment Guidelines*.

Plans and documents

The following plans and document be submitted with the proposal including:

- Fire Engineering Report detailing capacity number during event modes, ingress and egress requirements and details on emergency management procedures,
- Material samples board detailing treatments and finishes,

- Public Domain Plan that include details on how the site's public domain interacts and merges with adjoining showground areas and public spaces,
- Wind Impact Analysis, and
- Waste Management Plan.

Please contact Martin Karm on 9714 7139 or email martin.karm@sopa.nsw.gov.au should you require any further assistance.

Yours sincerely

Original Signed

Andrew Brown

Executive Manager, Urban Planning and Design

Date:

Our Reference:
Your Reference:
Contact:
Telephone

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The Director
Government Land & Social Projects
NSW Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Amy Ravitz-Williams

**REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND
ASSESSMENT REQUIREMENTS – MAJOR PROJECT APPLICATION MP
10_0145 – REDEVELOPMENT OF THE SYDNEY SHOWGROUND MAIN
AREA – DIRECTOR GENERAL'S REQUIREMENTS.**

Dear Sir / Madam,

I refer to your correspondence dated 30 August 2010 (Ref: MP10_0145) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated Olympic Park as a "Specialised Centre" and a major focal point for regional transport connections and jobs growth. It is important that the redevelopment of the Sydney Showground Main Arena, Sydney Olympic Park takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan and Metropolitan Strategy – Transport. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the redevelopment of the Sydney Showground Main Arena, will be able to make travel choices that support the achievement of relevant State Plan targets.

Roads and Traffic Authority

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2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
7. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.
8. The EA should address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contributions Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate development.

Further enquiries on this matter can be directed to the nominated Land Use & Transport Planner, Stella Qu on phone 8849 2520 or facsimile (02) 8849 2918.

Yours sincerely



James Hall
A/Land Use Planning & Assessment Manager
Transport Planning, Sydney Region

15 September 2010