

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 10285
Project Name	Leger Lawn Development
Location	Royal Randwick Racecourse
Applicant	Australian Turf Club
Date of Issue	26 April 2019
General Requirements	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed) • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment • justification of impacts <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV • an estimate of jobs that will be created during the construction and operational phases of the proposed development • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <p>Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Vegetation in Non-Rural Areas)

2017

- State Environmental Planning Policy No. 55 – Remediation of Land
- Draft State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Draft State Environmental Planning Policy (Environment) 2017
- Randwick Local Environmental Plan 2012.

Address the relevant provisions, goals and objectives in the following:

- NSW State Priorities
- A Metropolis of Three Cities
- Eastern City District Plan
- Future Transport 2056
- Better Placed: An integrated design policy for built environment of NSW
- Guide to Traffic Generating Developments (Roads and Maritime Services)
- NSW Planning Guidelines for Walking and Cycling
- NSW Bicycle Guidelines
- Kensington – Centennial Park Flood Study 2013
- Kensington – Centennial Park Floodplain Risk Management Study and Plan 2019
- Greater Sydney Commission Collaboration Area – Randwick Place Strategy
- Royal Randwick Racecourse – Conservation Management Plan – Volume 1
- Randwick City Council Section 94A Development Contributions Plan 2015
- Randwick Development Control Plan 2013
- Randwick Council Private Stormwater Code
- EIS Guidelines – Road and Related Facilities (DoPI).

2. Design Excellence

A design excellence strategy must be prepared in consultation with the NSW Government Architect, demonstrating how the proposal will achieve design excellence.

3. Built form and urban design

The EIS shall:

- outline the design process leading to the proposal with justification of the suitability of the site for the proposal
- demonstrate how the layout, orientation, height, setbacks, massing, materials, activation and pedestrian connectivity of the proposal will fit within the context of the existing and future character of the area
- demonstrate how the built form, design and materiality will integrate with the character of the Racecourse heritage conservation area
- provide an analysis of the proposed built form compared to applicable development standards and controls
- include a breakdown of gross floor area (GFA), total GFA and FSR, and site coverage.

4. Building Use

The EIS shall include operational details for the development, including but not limited to:

- specific uses
- hours of operation
- any music to be provided on the premises
- proposed lighting and illumination
- events.

The EIS shall include a draft Operational Management Plan in accordance with the relevant Randwick City Council guidelines.

5. Amenity

The EIS shall:

- address how the proposal achieves a high level of amenity including consideration of solar access, acoustic impacts, natural ventilation, visual privacy, and noise and vibration
- demonstrate the impacts of the proposal on the amenity of surrounding development and public domain, including measures to minimise potential overshadowing, noise, visual privacy, wind, daylight and view impacts.

6. Noise and vibration

The EIS shall include a noise and vibration assessment prepared in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring procedures.

7. Air quality, odour and waste

The EIS shall identify potential air quality, odour and waste impacts during the construction of the development and include any appropriate mitigation measures.

8. Heritage and archaeology

The EIS shall:

- include a Heritage Impact Statement (HIS) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The HIS is to address the impacts of the proposal on any heritage significance of the site and adjacent areas and is to identify the following:
 - all heritage items (state and local) within the vicinity of the site
 - the impacts of the proposal on heritage items including visual impacts
 - attempts to avoid and/or mitigate impacts on the heritage significance or cultural heritage values of the site and the surrounding heritage items
 - measures to protect adjoining heritage buildings during demolition, excavation and construction, including any relevant geotechnical and structural engineer reports
 - an assessment of the proposal against the Racecourse Precinct Heritage Conservation Area.
- identify any areas with historical archaeological potential within the proposed site that could be impacted by the works. If impact on potential archaeology is identified, a Historical Archaeological Assessment (HAA) should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Council Guidelines for Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and 'Relics' (2009)
- include an Aboriginal Cultural Heritage Assessment Report (ACHAR) that identifies and describes Aboriginal cultural heritage values that existing across the area affected by the development, prepared in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW, and guided by Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW
- document consultation with Aboriginal people undertaken and documented in accordance with the Aboriginal Cultural heritage consultation requirements for proponents 2010 (DECCW)

9. Biodiversity

The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report where required under the Act.

The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.

The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under section 6.10 of the *Biodiversity Conservation Act 2016*.

10. Transport, traffic, parking and access (Construction and Operation)

The EIS must include a Transport and Traffic Impact Assessment that provides, but is not limited to, the following:

Construction

- an assessment of the cumulative impacts associated with other construction activities in the vicinity of the site
- an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport services
- details of construction vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements at all stages of construction and traffic control measures for all works
- preparation of a draft Construction Pedestrian Traffic Management Plan (CPTMP). This Plan shall include vehicle routes, truck numbers, construction program, works zone location, hours of operation, access arrangements and cumulative impacts of other development. The CPTMP should be prepared in consultation with RMS, TfNSW and Council.
- existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to coordinate work activities to minimise impacts on the transport network and other road users including light rail and buses
- an assessment of construction impacts on road safety at key intersections and locations for potential pedestrian, vehicle and bicycle conflicts
- details of access arrangements for workers, emergency services and the provision for safe and efficient access for loading and deliveries
- details of temporary cycling and pedestrian access arrangements during construction.

Operational

- current and estimated daily and peak hour traffic generation (including point to point transport), public transport, walking and cycling movements, together with cumulative impacts of existing, proposed and approved developments within the vicinity of the proposed development and any transport/ traffic upgrade
- details of any new or upgraded infrastructure works required
- modelling and analysis of the following intersections:
 - Anzac Parade/Alison Road/Dacey Avenue
 - Anzac Parade/High Street
 - Alison Road/Avoca Street

- Alison Road/High Street/Belmore Road
- impacts of additional traffic generated by the development on existing and future road, light rail and bus services and pedestrian and cycle networks within the vicinity of the site and identify measures to manage/ mitigate the likely future increased demand for public transport, pedestrian and cycle infrastructure, including any required upgrades
- proposed car and bicycle parking provision and pick-up and drop-off facilities for staff and visitors including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards
- loading and servicing arrangements and potential impacts to the traffic and transport network
- measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, such as provision of adequate bicycle parking and end of trip facilities.

11. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing operation of the development
- include a framework for how the proposed development will reflect leading national and international best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology and use of renewable energy
- incorporate green walls, green roof and/or cool roof into the design
- detail how climate change projections developed for the Sydney Metropolitan area are used to inform the building design and asset life of the project
- give preference to local native provenance tree, shrub and groundcover species.

12. Contributions and public benefits

The EIS shall address contributions and public benefits in relation to:

- developer contributions payable pursuant to the Randwick City Council Development Contributions Plan 2015
- any additional contributions proposed or material public benefits associated with the proposal
- any proposed Voluntary Planning Agreement or other legally binding instrument agreed between relevant public authorities.

13. Signage

The EIS shall:

- provide detail on the location, size and content of any proposed signage
- consider any signage as part of the overall built form and urban design of the development.

14. Soil, Water and Drainage

The EIS shall identify:

- any potential impact of the development on groundwater levels, existing flow paths and quality
- any water licensing requirements or other approvals required under the Water Act 1912 or Water Management Act 2000
- any geotechnical issues (including contamination and acid sulfate soils) associated with the construction of the development

- detail drainage associated with the proposal, including stormwater and drainage infrastructure
- detail measures to minimise operational water quality impacts on surface waters and groundwater
- consider the relevant policies and guidelines (guidelines for development adjoining land and water managed by DECCW (OEH, 2013)).

15. Flooding

The EIS shall:

- assess the flood risk on site (detailing the most recent floor studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity
- address stormwater drainage in a detailed flood assessment. The proposed development must not impact on any existing overland stormwater flow paths through the proposed development site and flood levels external to the actual development site must not be increased as a result of the development. The critical 1% AEP flood level for the development site must be established and flood planning levels for the proposed development must provide suitable freeboard to the critical 1% AEP flood level.
- consider Randwick City Council's Private Stormwater Code.

16. Utilities

The EIS shall:

- address the existing capacity of the site to service the development proposed and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water
- identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure. The existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies.

17. Contamination

The EIS shall comply with the requirements of State Environmental Planning Policy No. 55 – remediation of land.

18. Servicing and waste

The EIS shall identify, quantify and classify the likely waste streams to be generated during operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones and mechanical plant) for the site.

19. Building Code of Australia and the Disability Discrimination Act

A BCA and access report demonstrating compliance with the Building Code of Australia and the *Disability Discrimination Act 1992*.

20. Infrastructure

- identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure
- the existing capacity and any augmentation requirements of the

	<p>development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies.</p> <p>21. Consultation</p> <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers and community groups. In particular you must consult with:</p> <ul style="list-style-type: none"> • Randwick City Council • Roads and Maritime Services • Transport for NSW • Office of Environment and Heritage • Sydney Coordination Office within Transport for NSW • NSW Police • surrounding residents, businesses and local community groups. <p>The EIS must include a report describing pre-submission consultation undertaken, including a record of the stakeholders consulted, the issues raised during the consultation and how the proposal responds to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedules 1 and 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • architectural drawings (to a useable scale at A3) <ul style="list-style-type: none"> ○ showing key dimensions, RLs, scale bar and north point ○ plans, sections and elevations of the proposal ○ illustrated materials schedule including physical or digital samples board. • site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building • site analysis plan • schedule of proposed gross floor area • building envelope showing the relationship with proposed and existing buildings in the locality • architectural and urban design statement • design guidelines and design excellence strategy • view analysis, photomontages and architectural renders, including those from public vantage points • infrastructure impact assessment • heritage impact assessment • transport, traffic and parking assessment • solar access analysis report and diagrams • storm water management plan • preliminary landscaping drawings • arborist report • sediment and erosion control plan • soil and contamination report • ESD statement (incorporating a sustainability framework) • access / DDA impact statement • waste management strategy • biodiversity development assessment report (or waiver) • services and utilities impact assessment

	<ul style="list-style-type: none"> • signage details (if proposed) • construction noise and vibration report • construction pedestrian traffic management plan • CPTED assessment • pre-submission consultation report • stormwater drainage and flood assessment • flood risk assessment • noise and vibration assessment – including residential amenity impacts • air quality impact statement • operational plan of management • soil and contamination report.
Further consultation after 2 years	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.