

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 10342
Project Name	Stadium Australia redevelopment
Location	Stadium Australia, 15 Edwin Flack Avenue, Sydney Olympic Park
Applicant	Infrastructure New South Wales
Date of Issue	17 July 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 Environmental Planning and Assessment Regulation 2000 (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:</p> <ul style="list-style-type: none"> · high quality files of maps and figures of the subject site and proposal; and · a report from a qualified quantity surveyor providing: <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; and - 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 statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> · State Environmental Planning Policy (State & Regional Development) 2011 · State Environmental Planning Policy (State Significant Precincts) 2005

- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Sydney Regional Environmental Plan No.24 (Homebush Bay Area)
- Draft State Environmental Planning Policy – Environment
- Draft State Environmental Planning Policy No. 55 – Remediation of Land
- Parramatta Local Environmental Plan 2011.

Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

Development Standards

Identify compliance with the development standards applying to the site and justification for any variations proposed.

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

- NSW State Priorities
- The Greater Sydney Region Plan 2018 – A Metropolis of Three Cities
- Central City District Plan
- Future Transport Strategy 2056 and supporting plans, including the Greater Sydney Services and Infrastructure Plan
- NSW State Infrastructure Strategy 2018-2038
- Better Placed: An integrated design policy for the built environment of NSW
- Draft Greener Places (NSW Government Architect Green Infrastructure Policy)
- Sydney's Cycling; Walking; Light Rail and Rail Future Guidelines
- Sydney Olympic Park Masterplan 2030 (2018 Review)
- Sydney Olympic Park Access Guidelines 2017
- Sydney Olympic Park Authority's Design Excellence Policy
- Sydney Olympic Park Major Event Impact Assessment Guidelines 2007
- Sydney Olympic Park Commercial Signage Policy 2018
- Sydney Olympic Park Infrastructure Engineering and Design Manual
- Sydney Olympic Park Urban Elements Design Manual
- Sydney Olympic Park Environmental Guidelines 2008
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy 2016
- Australia's Strategy for Protecting Crowded Spaces from Terrorism
- Development near Rail Corridors and Busy Roads – Interim Guideline 2008
- Interim Construction Noise Guideline
- Crime Prevention Through Environmental Design (CPTED) Principles
- Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land
- Guide to Traffic Generating Developments (Roads and Maritime Services).

2. Built Form and Urban Design

The EIS shall:

- provide a design excellence strategy to ensure the external changes to the stadium are provided with a high level of design quality and are consistent with the design integrity of the existing stadium
- provide detailed design and analysis of the development, including architectural design and materials
- demonstrate how the development will achieve an optimal design and amenity outcome, including minimising overshadowing of the public domain
- outline potential design considerations aimed at mitigating any impacts

identified

- consider moral rights issues in relation to the design of the existing stadium.

3. Stadium Use

The EIS shall include updated operational details of the stadium, including but not limited to:

- existing and proposed capacity, including a breakdown of general, corporate and member seating/boxes
- specific uses
- hours of operation
- lighting and illumination
- events.

The EIS shall include an Event Management Statement.

4. Public Domain and landscaping

The EIS shall:

- address any impacts on existing trees
- incorporate green infrastructure and provide any landscaping and/or public domain details, including provision for increase tree canopy surrounding the stadium.

5. Visual and View Impacts

The EIS shall:

- include a visual impact assessment to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points (see plans and documents section).

6. Environmental Amenity

The EIS shall:

- include solar access analysis/shadow diagrams outlining impacts on adjoining developments/public domain
- detail the impacts of the development on view loss, wind impacts and reflectivity
- detail any new external lighting or illumination and consider the impacts of this lighting/illumination to surrounding properties and the public domain.

7. Transport, Traffic, Parking and Access

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

Construction

Preparation of a draft Construction Pedestrian and Traffic Management Plan (CPTMP) which shall address, but not limited to the following:

- assessment of cumulative impacts associated with other construction activities in the vicinity of the site
- a construction program detailing the anticipated construction duration and highlighting significant milestone, stages and events during the construction process
- an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclist and public transport services (including special event buses) within the Olympic Park Precinct, including during adjacent events
- 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

- 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
- an assessment of construction impacts on road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian/cyclist activity
- details of parking and access arrangements for construction vehicles, workers, emergency services and the provision of safe and efficient access for loading and deliveries
- details of temporary cycling and pedestrian access arrangements during construction
- details of any crane locations and road closures
- details of a consultation strategy for liaison with surrounding stakeholders.

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
- 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
- existing/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
- end-of-trip facilities for staff including lockers and showers
- loading and servicing arrangements and potential impacts to the traffic and transport network
- assess existing loading and servicing parking capacity in relation to accommodating additional food and beverage concessions
- preparation of a Travel Demand Management Strategy and Travel Plan, that considers the following:
 - o measures to encourage workers and visitors to travel to the site by public transport, walking, cycling and car sharing
 - o integrated ticketing between events and transport providers,
 - o provision of adequate bicycle parking and end of trip facilities and improved connections between the stadium and public transport nodes and pedestrian and bicycle networks.

8. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) Schedule 2 of the Regulation) will be incorporated in the design, construction and operation of the development
- outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy
- address how the redevelopment will have regard to achieving the minimum

4-star Green Star rating as set by the Green Building Council of Australia.

9. Major Events

The EIS shall:

- adequately address the impact of major events in the precinct as they relate to the proposed works within the Town Centre (SOP Major Event Impact Assessment Guidelines)
- demonstrate that the proposed works and future stadium operation can provide acceptable amenity in major event mode, including any management or mitigation measure to address potential impacts, including, but not limited to:
 - o details of major event buses which will still operate to certain events at Sydney Olympic Park during the redevelopment of Stadium Australia, including during the Royal Easter Show
 - o major event buses will be able to operate from the Northern Bus Terminal on Olympic Boulevard opposite Qudos Bank Arena, during the redevelopment of the stadium.

10. Heritage and Archaeology

The EIS shall:

- include a Statement of Heritage Impact (SOHI), prepared by a suitably qualified consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas
- if the SOHI identifies impact on potential historical archaeology, an Historical Archaeological Assessment should be prepared by a suitably qualified archaeologist, in accordance with the Heritage Division, Office of Environment and Heritage Guidelines 'Archaeological Assessment' 1996 and 'Assessing Significance for Historical Archaeological Sites and Relics' 2009.

11. Social and Economic Impacts

Assess the social and economic impacts of the development, including the benefits the redeveloped stadium will generate for Sydney and the local region.

12. 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
- demonstrate how any proposed signage is consistent with the Sydney Olympic Park Commercial Signage Policy 2018.

13. Biodiversity

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

14. Water and Drainage

The EIS shall identify:

- 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 proposed works, including stormwater and drainage infrastructure
- detail measures to minimise operational water quality impacts on surface waters and groundwater
- detail how drainage associated with the proposed works, including stormwater and drainage infrastructure will be managed to ensure the run-off levels for the stadium remain at existing levels and water quality either remains as existing or improves upon the existing.

15. Utilities

The EIS shall:

- address the existing capacity of the site to service the development and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water
- outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water, and demonstrate water sensitive urban design principles are used and identify any proposed water conservation measures
- identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposed works on this infrastructure.

16. Contamination

The EIS shall:

- clarify whether any of the proposed works (including augmentation or modification of utilities) would disturb or influence any land, management systems or monitoring systems that are the subject of the Maintenance of Remediation Notice No.28040
- demonstrate compliance with the requirements of State Environmental Planning Policy No.55 – Remediation of Land.

17. Noise and Vibration

The EIS shall include a noise and vibration assessment prepared in accordance with the relevant EPA guidelines. This assessment must consider construction and operational noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring issues. Operational noise impacts include crowd noise, amplified sound, pyrotechnics and mechanical services.

18. 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.

19. Sediment, Erosion and Dust Controls

The EIS shall identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and particles.

	<p>20. Servicing and waste The EIS shall:</p> <ul style="list-style-type: none"> · identify, quantify and classify the likely waste streams to be generated during construction and operation of the development 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. <p>21. Building Code of Australia (BCA) and the Disability Discrimination Act The EIS shall include a BCA report and access report demonstrating compliance with the BCA and the <i>Disability Discrimination Act 1992</i>.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> · City of Parramatta Council · Sydney Olympic Park Authority · Transport for NSW (Roads and Maritime Services) · Transport for NSW · Sydney Coordination Office within Transport for NSW · Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage) · NSW Environment Protection Authority · Heritage Division of the Department of Premier and Cabinet (former Heritage Division of the Office of Environment and Heritage) · NSW Police · Sydney Water · surrounding residents, businesses and local community groups. <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedules 1 and 2 of the Regulation. 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"> · site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings and relationship to the rail corridor · site analysis plan · architectural drawings (to a useable scale at A3) <ul style="list-style-type: none"> o showing key dimensions, RLs, scale bar and north point o plans, sections and elevations of the proposal o illustrated materials schedule including physical or digital samples board. · urban design report · view analysis, photomontages and architectural renders · schedule of materials and finishes · public domain and landscape plan

	<ul style="list-style-type: none"> · construction and operational noise and vibration impact assessment · construction air quality, odour and waste assessment · preliminary construction management plan, inclusive of a Construction Traffic Management Plan · sediment and erosion control plan · geotechnical and structural report · contamination assessment, including remedial action plan and site audit statement (if required) · access impact statement · reflectivity report · heritage impact statement · arboricultural report (if trees in the public domain are to be removed) · solar analysis and shadow diagrams · CPTED assessment · wind assessment · Biodiversity Development Assessment Report (or waiver) · ESD report · services and utilities impact assessment · Building Code of Australia report · social and economic impact assessment · signage details · consultation summary report · traffic and transport impact assessment · integrated water management plan · servicing and operational waste management plan · event management statement.
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. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.