

# Director General's Environmental Assessment Requirements

## Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 5207
<b>Proposal Name</b>	Netball NSW Headquarters
<b>Location</b>	Site 107, Sydney Olympic Park
<b>Applicant</b>	Netball NSW
<b>Date of Issue</b>	2 April 2012
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically:</p> <ul style="list-style-type: none"> <li>• form specifications in clause 6; and</li> <li>• content specifications in parts (1) and (4) clause 7 .</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments (EPIs)</b> Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>• State Environmental Planning Policy (Major Projects) 2005</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> </ul> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. Address any contamination on the site, how it will be managed and any regulatory requirements under the Ongoing Remediation Notice 28040 issued under the Contaminated Lands Management Act 1997 → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>2. Policies, Guidelines and Planning Agreements</b> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW State Plan</li> <li>• Metropolitan Plan for Sydney 2036</li> <li>• West Central Subregion Draft Subregional Strategy</li> <li>• Development Near Rail Corridors and Busy Roads – Interim Guideline</li> <li>• Sydney Olympic Park Master Plan 2030</li> <li>• Sydney Olympic Park, Guidelines for Outdoor Advertising, Identification</li> </ul>

	<p>and Promotional Signage</p> <ul style="list-style-type: none"> <li>• Sydney Olympic Park Access Guidelines 2011</li> <li>• Sydney Olympic Park Major Event Impact Assessment Guidelines</li> <li>• Environmental Guidelines for Sydney Olympic Park 2008</li> <li>• Sydney Olympic Park Authority – Remediated Lands Management Plan.</li> </ul> <p>Detail how the development promotes or is consistent with these provisions and strategic objectives.</p> <p><b>3. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Address the height, bulk and scale of the proposed development within the context of the locality.</li> <li>• Design quality, with specific consideration of the overall site layout, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, visual impacts including views, safety by design, and integration of services into the design.</li> <li>• Details of proposed open space, landscaped areas and interface with public domain.</li> <li>• The EIS shall demonstrate how the proposed design responds to Sydney Olympic Park Authority’s Design Review Panel recommendations. The design and layout of the development shall have regard to the access and entry areas to existing buildings, car parking areas, and future development areas in the vicinity of the site.</li> </ul> <p><b>4. Ecologically Sustainable Development (ESD)</b></p> <p>Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated in the design, construction and ongoing operation phases of the development.</p> <p><b>5. Amenity</b></p> <p>Including solar access, acoustic impacts, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant), view loss, overshadowing and wind impacts. A high level of environmental amenity must be demonstrated.</p> <p><b>6. Noise</b></p> <p>Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Industrial Noise Policy (EPA)</i></li> <li>• <i>Interim Construction Noise Guideline (DECC)</i></li> </ul> <p><b>7. Transport and Accessibility (Construction and Operation)</b></p> <ul style="list-style-type: none"> <li>• Detail access arrangements at all stages of construction and measures to mitigate any associated traffic impacts.</li> <li>• Demonstrate how future users of the Netball NSW Headquarters will be able to make travel choices that support the achievement of relevant State Plan targets.</li> <li>• Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan.</li> <li>• Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport, pedestrian and cycle</li> </ul>
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	<p>access.</p> <ul style="list-style-type: none"> <li>• Provide an analysis of public transport provision, expected transport mode shares based on planned future demographics</li> <li>• Provide details of proposed daily vehicle movements and assess the impacts of this traffic on the local road network, including intersection capacity, having regard to local planning controls.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Guide to Traffic Generating Developments (RTA).</i></li> </ul> <p><b>8. Sediment, Erosion and Dust controls (Construction and Excavation)</b></p> <p>Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Urban Stormwater – Soils &amp; Construction Volume 1 2004 (Landcom)</i></li> <li>• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i></li> </ul> <p><b>9. Flora and Fauna</b></p> <p>Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment.</p> <p><b>16. Heritage</b></p> <p>Where relevant, a Statement of Significance and an assessment of the impact on the heritage significance of any heritage items and / or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual.</p> <p><b>10. Aboriginal Heritage</b></p> <p>Where relevant, the EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005.</p> <p><b>11. Utilities</b></p> <p>In consultation with relevant agencies the EIS shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed. Arrangements to protect or relocate easements should be identified</p> <p><b>12. Staging</b></p> <p>Details regarding the staging of the proposed development (if proposed).</p> <p><b>13. Contributions</b></p> <p>Address the Sydney Olympic Park Infrastructure Contribution Framework and/or details of any Voluntary Planning Agreement.</p> <p><b>14. Drainage</b></p> <p>Drainage associated with the proposal, including stormwater and drainage infrastructure, shall be designed in consultation with Sydney Olympic Park Authority and must avoid any adverse impacts on downstream properties, streams or ecosystems. The proposal shall address the impact of any flooding or stormwater flows on the site from other catchments, overland flow paths and include a detailed hydraulic assessment (including catchment modelling).</p> <p><b>15. Waste</b></p> <p>Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to</p>
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	<p>manage, reuse, recycle and safely dispose of this waste.</p> <p><b>16. Acid Sulphate Soils</b> Prepare a detail Acid Sulphate Soils Management Plan.</p>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 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"> <li>• Stormwater Concept Plan</li> <li>• Detailed Earthworks Plan</li> <li>• Shadow Diagrams</li> <li>• Photomontages</li> <li>• Landscape Plan</li> <li>• Draft Construction Management Plan, inclusive of a Construction Traffic Management Plan</li> <li>• Geotechnical and Structural Report</li> <li>• Arborist Report</li> <li>• Acid Sulphate Soils Management Plan</li> <li>• Noise Report (construction and operation)</li> </ul>
<b>Consultation</b>	<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"> <li>• Sydney Olympic Park Authority</li> <li>• Roads and Maritime Services</li> <li>• RailCorp</li> <li>• Office of Environment and Heritage</li> <li>• Sydney Water</li> </ul> <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>
<b>Further consultation after 2 years</b>	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.</p>
<b>References</b>	<p>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 project.</p>