

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 12_5676
Proposal Name	Site 43/44 Mixed Commercial and Retail Development (Stage 2 – Building D)
Location	2 Herb Elliot Avenue, Sydney Olympic Park
Applicant	Capital Corporation
Date of Issue	12 December 2012
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.
Key issues	The EIS must address the following specific matters below. 1. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Major Development) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> Identify the development standards applying to the site. Outline and justify any non-compliances with the development standards. <i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i>

2. Policies, Guidelines and Planning Agreements

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

- NSW 2021
- Metropolitan Plan for Sydney 2036
- Draft West Central Subregional Strategy
- Sydney Olympic Park Master Plan 2030
- Sydney Olympic Park Access Guidelines 2011
- Sydney Olympic Park Major Event Impact Assessment Guidelines
- Sydney Olympic Park Urban Elements Design Manual
- Sydney Olympic Park Environmental Guidelines
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Guidelines.

Detail how the development promotes or is consistent with these provisions and strategic objectives.

3. Built Form and Urban Design

- Address the height, bulk and scale of the proposed development within the context of the locality.
- Demonstrate design quality, with specific consideration of the overall site layout, axis, vistas and connectivity, open spaces and edges, interface with the public domain, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, signage or signage envelopes.
- Demonstrate that the design responds to:
 - the Design Excellence Competition Jury Report dated 23 August 2010 and specifically the seven recommendations for the further development of the design
 - the approved design for Stage 1 (MP 10_0168).
- Identify how the design of the ground floor and the open space will promote diversity of function and activation during and after office hours.

4. Amenity

Provide information detailing the provision of solar access and the overshadowing impacts, acoustic impacts, visual privacy, view loss and wind impacts. A high level of environmental amenity must be demonstrated.

5. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

6. Major Events

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, 2007.

7. Noise

- 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.

- Demonstrate how the proposed development aims to manage any impact from major event noise on the building occupants.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*
- *Assessing Vibration: A Technical Guideline 2006*

8. Transport and Accessibility (Operation)

- Detail access arrangements at all stages of operation, including access for service vehicles, and measures to mitigate any associated traffic impacts.
- Demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan targets and public transport modal split targets of Master Plan 2030.
- Detail 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 and pedestrian and cycle access.
- 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.
- Demonstrate the provision of sufficient on-site car parking having regard to the availability of public transport and car parking controls of Master Plan 2030. (*Note: reduced car parking provision maybe supported in areas well serviced by public transport.*)
- Estimate the total daily and peak hour trips generated by the proposed development, including accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network, including intersection capacity and any potential need for upgrading or road works, having regard to local planning controls.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RTA)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling.*

9. Transport and Accessibility (Construction)

Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway or traffic impacts.

10. Sediment, Erosion and Dust controls (Construction and Excavation)

Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

→ *Relevant Policies and Guidelines:*

- *Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)*
- *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)*

11. Utilities

In consultation with relevant agencies, the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed.

12. Staging

Provide details regarding the staging of the proposed development (if proposed).

13. Contributions

Address any Contributions Plan and/or details of any Voluntary Planning Agreement.

	14. Drainage Detailed drainage associated with the proposal, including stormwater and drainage infrastructure that provides for WRAMS water harvesting, or where harvesting to WRAMS is unachievable strategies for on-site capture and reuse of stormwater within the development site. 15. Servicing and Waste Identify, quantify and classify the likely waste streams to be generated during construction and 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, mechanical plant) for the site.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Quantity Surveyors Certificate • Stormwater Management Plan • Landscape Plan • Public Domain Interface Plan • Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan • Geotechnical and Structural Report.
Consultation	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. In particular you must consult with: • Sydney Olympic Park Authority. 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
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 DGRs, you must consult further with the Director General in relation to the preparation of the EIS.

ATTACHMENT 1
Government Authority Responses to Request for Key Issues
For Information Only