

Secretary'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 7745
Proposal Name	NSW Rugby League Centre of Excellence
Location	Site 18, Dawn Fraser Avenue, Sydney Olympic Park
Applicant	NSW Rugby League Ltd
Date of Issue	1 August 2016
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</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 the 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 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. <p>The EIS must 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 Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the future development during the construction and operational phases of the 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 Context – including: Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and 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; and • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p>

Development Standards

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

2. Policies

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

- NSW State Priorities;
- NSW Long Term Transport Master Plan 2012;
- A Plan for Growing Sydney;
- Sydney Olympic Park Master Plan 2030 (and subsequent reviews);
- Sydney Olympic Park Access Guidelines 2015;
- 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 Policy;
- Sydney's Light Rail Future 2012 / Sydney's Rail Future 2012;
- Sydney's Cycling Future 2013 / Sydney's Walking Future 2013;
- Development near Rail Corridors & Busy Roads - Interim Guideline 2008; and
- NSW Water Quality Objectives.

3. Design excellence and built form

- Outline how design excellence will be achieved in accordance with the Sydney Olympic Park Master Plan 2030 (and subsequent reviews);
- Consult with the Sydney Olympic Park Authority's (SOPA) Design Review Panel and Access Advisory Committee, and demonstrate how the design responds to comments and recommendations raised by the Panel / Committee;
- Address the height, bulk and scale of the proposed development within the context of the locality, including existing, approved and likely future development on surrounding sites;
- Demonstrate design quality, with specific consideration of the overall site layout, open spaces, interface with the public domain, façade, rooftop, massing, setbacks, building articulation, materials, choice of colours, signage or signage envelopes; and
- Detail how services, including but not limited to, waste management, loading zones, utilities and mechanical plant are integrated into the design of the development.

4. Public Domain

- Detail the proposal's relationship with and activation of the surrounding public domain, particularly in relation to;
 - the future elite sports playing field;
 - the existing Athletic Centre;
 - future through site links; and
- Provide landscaping and public domain details, including details on the interface with the proposed development.

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;
- Describe the measures to be implemented to minimise consumption of resources, energy and water, including details of alternative energy and water supplies, rainwater harvesting, proposed end uses of potable and

non-potable water, demonstration of water sensitive urban design and any water conservation measures;

- Describe the measures to be implemented to minimise the volume and frequency of stormwater discharge as a result of any impermeable surfaces, such as paving, driveways and carparks, including measures to improve water quality; and
- Demonstrate that the environmental performance of the proposed development has been assessed against a suitably accredited rating scheme to meet industry best practice.

6. Major Events

- Adequately address the impact of major events as it relates to the proposed development (SOP Major Event Impact Assessment Guidelines);
- Demonstrate that the proposed development and future operation will function without adverse impacts amenity when in major event mode. This will require clear understanding of the major event operating mode and implications (management and mitigation measures to address potential noise impacts associated with operation) for the development; and
- Demonstrate how the proposed development will be used during/for relevant major events.

7. Noise and Vibration

Submit a noise impact assessment identifying:

- the main noise and vibration generating sources and activities from the site at all stages of construction and during operation; and
- measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers.

8. Transport and Accessibility

Submit a transport and traffic impact assessment identifying:

- current and proposed daily and peak hour traffic, public transport, walking and cycling trips likely to be generated by the proposed development;
- existing and proposed pedestrian and bicycle routes and facilities in and around the proposed development;
- the adequacy of public transport, pedestrian and bicycle provisions to meet the likely future demand of the proposed development;
- the impact of traffic generated by the proposed development on nearby intersections and proposals for upgrading or road works (if required), taking into account cumulative impacts from other developments in the area;
- measures to encourage sustainable travel and an increase in non-car mode share, such as implementing a location-specific sustainable travel plan and provision of end of trip facilities in secure, convenient, and accessible areas close to main entries incorporating lighting and passive surveillance;
- proposed access, bicycle and car parking provision associated with the proposed development, compliance with relevant RMS guidelines, SOPA Master Plan and Australian Standards;
- access arrangements during major event modes for Sydney Olympic Park and
- delivery and service vehicle movements, including vehicle types, access arrangements, internal circulation and loading arrangements.

10. Utilities

- Address the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence requirements in consultation with relevant agencies; and

	<ul style="list-style-type: none"> • identify any potential impacts of the proposed construction and operation on existing utility infrastructure and service provider assets, and demonstrate how these will be protected or impacts mitigated. <p>11. Contributions Address any Contributions Plan and/or details of any Voluntary Planning Agreement.</p> <p>12. Water Quality, Flooding and Drainage</p> <ul style="list-style-type: none"> • Prepare a draft stormwater management plan providing an assessment of the proposal on stormwater, surface and groundwater, including details of proposed drainage infrastructure and any potential groundwater contamination; and • Address flood risk and any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise, an increase in rainfall intensity; and • Identify if the proposal involves any discharges to waters or dewatering requirements from the construction site and any associated impacts on water quality, including an assessment of any water discharges against relevant guidelines and licencing requirements under the Water Act 1912 and Protection of the Environment Operations Act 1997. <p>13. Tree Protection Provide an Arborist Report identifying all trees within the site and those immediately adjacent where there is impact from the proposed development, including trees proposed to be removed and the means of protecting those that are to be retained and/or relocated.</p> <p>14. Construction Impacts Provide a draft construction management plan, with consideration of likely impacts and associated management / mitigation measures, such as in relation to construction phasing, noise and vibration, dust, hours of operation, impact on water quality, disposal / reuse of excavation materials, crane arrangements, cycling / pedestrian arrangements; traffic (access arrangements, vehicle routes, number of trucks, control measures, pedestrian safety) and likely impacts associated with the adjacent rail corridor.</p> <p>15. Heritage</p> <ul style="list-style-type: none"> • Identify whether any listed or potential heritage items are located within the project area. If any items are likely to be affected, prepare a Heritage Impact Statement. • Prepare an Aboriginal and non-Aboriginal archaeological assessment detailing the likely impacts and outline the proposed management and mitigation measures to protect and preserve the archaeology. <p>16. Consultation The EIS must describe the pre-submission consultation and community engagement process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</p> <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. In particular, you must consult with the Sydney Olympic Park Authority (including its Design Review Panel and Access Advisory Committee), Transport for New South Wales, Roads and Maritime Services, Sydney Trains and City of Parramatta Council.</p>
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental

	<p>Planning and Assessment Regulation 2000. 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; • Plan of subdivision; • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings and relationship to the rail corridor; • Site analysis plan; • Shadow diagrams; • ESD report, including assessment of consistency with the SOPA Environmental Guidelines; • Crime Prevention through Environmental Design (CPTED) assessment • Access Impact Statement; • View analysis/photomontages; • Traffic and transport impact assessment; • Noise impact assessment; • Stormwater Management Plan; • Soil and Water Management Plan, prepared in accordance with the Blue Book (Managing Urban Stormwater – Soils and Construction Volume 1 (2004)); • Landscape Plan; • Heritage Impact Statement (if required); • Public Domain Interface Plan prepared in accordance with the requirements set out in the Sydney Olympic Park Urban Elements Design Manual; • Draft Construction Management Plan, including consideration of traffic impacts; • Contamination report • Geotechnical and Structural Report; • Schedule of materials and finishes; and • Integrated Water Cycle Management Plan in accordance with the SOPA Stormwater Management and Water Sensitive Urban Design Policy.
<p>Further consultation after 2 years</p>	<p>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.</p>