



**Transport
for NSW**

Brendon Roberts
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Alexander Scott

Dear Mr Roberts

Request for SEARs for the NSW Rugby League Centre of Excellence, Site 18, Dawn Fraser Avenue, Sydney Olympic Park Mixed Use Development at Site 53, 2 Figtree Drive, Sydney Olympic Park, (SSD 7745)

Thank you for your letter dated 8 July 2016 requesting Transport for NSW (TfNSW) to provide its input into the draft Secretary's Environmental Assessment Requirements (SEARs) for the subject development.

The suggested additions and changes to the SEARs are provided in track changes in the attached draft SEARs for the above development application.

If you require further clarification regarding this matter, please don't hesitate to contact Edmond Platon, Transport Planner on 8202 2557 or at edmond.platon@transport.nsw.gov.au. For future references, notification of proposals to TfNSW should be sent via email to development@transport.nsw.gov.au

Yours sincerely

28/7/16

Mark Ozinga
**Principal Manager Land Use Planning and Development
Freight, Strategy and Planning**

CD16/10295

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	
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 through a competitive design process and include a strategy to ensure design excellence is delivered and at each stage of the development (if staged);
- 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; 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 (Construction and Operation)

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;
- the existing and proposed pedestrian and bicycle routes and facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED and Accessibility principles;
- the adequacy of public transport, pedestrian and bicycle provisions to meet the likely future demand of the proposed development;
- the impact of traffic-transport trips generated by the proposed development on nearby intersections and intersections and proposals for upgrading or road works (if required), taking into account cumulative impacts from other developments in the area. The assessment should be supported by appropriate modelling and analysis to the satisfaction of Roads and Maritime Services;
- impact of the proposed development and measures to integrated with existing and future public transport infrastructure within the vicinity of the site;
- 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, accessible areas close to main entries incorporating lighting and passive surveillance;
- existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely increase in public transport, pedestrian and cycle demands;
- proposed access arrangements, including car, bus, and taxi vehicle pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks;

- proposed; 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; and-
- In relation to construction traffic:
 - Assessment of cumulative impacts associated with other construction activities.
 - Assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;
 - Details of anticipated peak hour and daily truck movements to and from the site;
 - Details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - Details of temporary cycling and pedestrian access during construction;
 - Details of proposed construction vehicle access arrangements at all stages of construction; and
 - Assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.

Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services)
- Sydney City Centre Access Strategy
- EIS Guidelines – Road and Related Facilities (DoPI)
- NSW Planning Guidelines for Walking and Cycling
- Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)

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
- 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.

11. Staging

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

12. Contributions

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

13. Sediment, Erosion and Dust Controls

Identify measures and procedures to minimise and manage the generation

	<p>and off-site transmission of sediment, dust and fine particles.</p> <p>14. 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>15. Servicing and Waste Management</p> <ul style="list-style-type: none"> • Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site; and • 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. <p>16. Tree Protection</p> <p>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>17. Construction Impacts</p> <p>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>18. Heritage</p> <ul style="list-style-type: none"> • 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>19. Consultation</p> <p>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	<p>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.</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; • Access Impact Statement; • View analysis/photomontages; • Traffic and transport impact assessment; • Noise impact assessment; • Stormwater Management Plan; • Sediment and Erosion Control Plan; • Landscape Plan; • 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; • Geotechnical and Structural Report; • Schedule of materials and finishes; and • Integrated Water Management Plan.
Further consultation after 2 years	<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>



File No: SF16/31005
Ref No: DOC16/348085

Mr Brendon Roberts
Acting Team Leader
Key Sites Assessments
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

Sent by e-mail to: Alexander Scotts (alexander.scott@planning.nsw.gov.au)

Dear Mr Roberts

Request for Secretary's Environmental Assessment Requirements (SEARs) for the NSW Rugby League Centre of Excellence, Site 18, Dawn Fraser Avenue, Sydney Olympic Park (SSD 7745)

Reference is made to your correspondence received on 13 July 2016 requesting SEARs input from the Heritage Council of NSW (the Heritage Council) for the above proposal. It is noted that the proposal involves the construction of a two-storey plus rooftop plant building at Site 18, Dawn Fraser Avenue, Sydney Olympic Park. The proposal includes a 12 car parking spaces in an adjacent car parking area. It is noted that the site is located in the vicinity of the Abattoir Heritage Precinct, an item described as state significant in the Sydney Regional Environmental Plan No 24 – Homebush Area.

It is, therefore, recommended that the draft heritage SEARs are amended and the following additional SEARS are included:

- The Environmental Impact Statement (EIS) should identify if there are any listed or potential heritage items within the proposed project area. If any listed or potential heritage items are likely to be affected, a Heritage Impact Statement (HIS) must be prepared in accordance with the guidelines in the NSW Heritage Manual. The HIS should assess how the development would impact on any places of heritage significance in or surrounding the SSD site. This should include a view impact assessment and mitigation measures to offset potential impacts on heritage values. The HIA should be prepared by a suitably qualified and experienced heritage consultant.
- Provide a baseline historical archaeological assessment prepared by a suitably qualified and experienced historical archaeologist, in accordance with current Heritage Division, Office of Environment and Heritage, Guidelines, including 'Assessing Significance for Historical Archaeological Sites and 'Relics' 2009. The assessment should identify potential location and significance of any archaeological relics and associated deposits within the site, consider the impacts from the proposal on this potential resource, and recommend appropriate mitigation measures to protect it.

If you have any questions regarding the above matter, please contact Shikha Jhaldiyal, Heritage Officer, at the Heritage Division, Office of Environment and Heritage on telephone (02) 9873 8545 or by e-mail: shikha.jhaldiyal@environment.nsw.gov.au.

Yours sincerely



22/07/2016

Katrina Stankowski
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the Heritage Council of NSW

Alexander Scott

From: Dat Tran <Dat.Tran@sopa.nsw.gov.au>
Sent: Friday, 22 July 2016 2:32 PM
To: Alexander Scott
Cc: Darlene vanderBreggen; Brendon Roberts
Subject: RE: Request for SEARs NSW Rugby League CoE

Hi Alex, please see comments for DRAFT SEARs below:

Part 4 PUBLIC DOMAIN, first dot point, be amended to:

- 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

NEW PART 20. CONTAMINATION

While it is not an area of identified remediated land, the history of the Sydney Olympic Park site suggests that a review of historical information and some geotechnical investigation should be undertaken to provide information on the ground conditions and any potential contaminated material that may be encountered.

Some minor amendments to PLANS AND DOCUMENTS requested as listed below (additions are underlined). It is noted that the documents listed in POLICIES is cross-referenced which should reinforce the requirement for a more comprehensive submission.

PLANS AND DOCUMENTS:

- ESD report; including assessment of consistency of the development with the SOPA Environmental Guidelines
- CPTED assessment *(given that through-site pedestrian links are more indirect as a result of the proposal)*
- ~~Erosion and Sediment control plan~~; Soil and Water Management Plan, prepared in accordance with the Blue Book (Managing Urban Stormwater – Soils and Construction Volume 1 (2004) by Landcom) *(replaces current requirement for an erosion and sediment control plan - this plan is more comprehensive than an erosion and sediment control plan, and is recommended in the Blue Book for developments of this size)*
- Integrated Water Cycle Management Plan, prepared in accordance with the SOPA Stormwater Management and Water Sensitive Urban Design Policy

Regards,

Dat Tran | Development Planning | **Sydney Olympic Park Authority**
Level 1, 8 Australia Avenue, Sydney Olympic Park, NSW 2127
P: +61 2 9714 7139 | F: +61 2 9714 7818

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sports
430ha
parklands



From: Jana Caran
Sent: Friday, 15 July 2016 10:35 AM
To: Dat Tran; Darlene vanderBreggen
Cc: Nick Hubble; Ross Coggan
Subject: Request for SEARs NSW Rugby League CoE
Importance: High

Hi Dat/Darlene,

As discussed – correspondence attached from NSW Dept. Planning & Environment.

Please review the draft SEARs at -

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7745 and provide details of any key issues and assessment requirements by **Friday 22 July 2016**

Thanks,

Jana

Jana Caran
A/Executive Officer to the CEO
Sydney Olympic Park Authority
p +61 2 9714 7379 f +61 2 9714 7495 m +61 418 950 499
www.sopa.nsw.gov.au
Level 1, 8 Australia Avenue, Sydney Olympic Park NSW 2127

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18 July 2016

Attention: Alexander Scott

Mr Brendon Roberts
Acting Team Leader
Key Sites Assessments
Department of Planning & Environment
GPO Box 39, Sydney NSW 2001

Request for SEARs for the NSW Rugby League Centre of Excellence (SSD7745)

Dear Mr Roberts,

Thank you for your letter requesting Sydney Water's input on the Secretary's Environmental Assessment Requirements for the above development. We have reviewed the proposal and provide the following comments for your consideration.

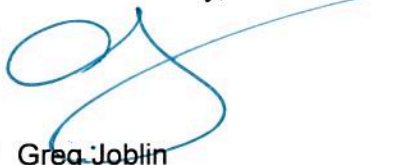
Sydney Water Requirements for Environmental Assessment

Sydney Water requests Secretary Environment Assessment Requirements include the following:

1. The proponent must gain approval from Sydney Water to ensure that the proposed development does not adversely impact on any water, wastewater or stormwater main.
2. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets for certain types of development may apply. Consider the following in your submission, stormwater assets protection, building over and/or adjacent to stormwater assets, building bridges over stormwater assets, potential flood, water quality and heritage impacts and creation of easements.

If you require any further information, please contact Manwella Hawell of Urban Growth Strategy on 02 8849 4354 or e-mail manwella.hawell@sydneywater.com.au.

Yours sincerely,



Greg Joblin
Manager, Growth Strategy