

# 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*

<b>Application Number</b>	SSD 9627
<b>Proposal Name</b>	Adaptive reuse of the Royal Hall of Industries
<b>Location</b>	Royal Hall of Industries, 1 Driver Avenue, Moore Park (Lot 3, DP861843 and Lot 52, DP1041134)
<b>Applicant</b>	Sydney Swans Limited
<b>Date of Issue</b>	
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of 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"> <li>• adequate baseline data</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity</li> <li>• measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and</li> <li>• justification of impacts.</li> </ul> <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived</li> <li>• an estimate of the jobs that will be created by the future development during the construction and operational phases of the development</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b></p> <p>The EIS shall address the relevant statutory provisions applying to the site contained in all relevant Environmental Planning Instruments (EPI's), including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy 47 (Moore Park Showground)</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Draft Environment Planning Policy (Environment) 2017) SEPP.</li> </ul> <p><i>Permissibility</i></p> <p>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.

The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:

- The Greater Sydney Region Plan 2018
- Central City District Plan 2018
- Future Transport Strategy 2056 and supporting plans
- NSW State Infrastructure Strategy 2018-2038
- NSW Planning Guidelines for Walking and Cycling
- Moore Park Masterplan 2040
- Heritage Conservation Strategy for Moore Park Showground 1995
- Centennial Parklands Plan of Management 2018 and Beyond
- Development near Rail Corridors and Busy Roads – Interim Guideline 2008
- Interim Construction Noise Guideline 2009
- Crime Prevention Through Environmental Design Principles
- Guide to Traffic Generating Developments (Roads and Maritime Services)
- Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)
- NSW and ACT Government Regional Climate Modelling (NARClIM)
- OEH (2015) Urban Green Cover in NSW Technical Guidelines
- City of Sydney Interim Floodplain Management Policy
- City of Sydney Streets Technical Specifications A4: Stormwater Drainage
- City of Sydney Public Domain Manual
- Waste Not Development Control Plan (DCP) Guideline (EPA 2008)

### **2. Land Use**

The EIS shall:

- demonstrate how the proposed land use is consistent with the relevant statutory provisions and strategic objectives for the site
- provide a detailed assessment of any impacts of the proposed adaptive reuse of the existing building and surrounding area, including justification for loss of the existing use.

### **3. Heritage**

The EIS shall:

- include a comprehensive heritage impact assessment (HIA), prepared by a suitably qualified heritage consultant in accordance with the NSW Heritage Manual and Burra Charter. The HIA must provide an assessment of the potential direct and indirect impacts of the proposal on State and local heritage items including: built heritage, landscapes (including setting and views) and historic archaeology. The HIA must address the heritage impacts of all aspects of the works including:
  - alterations and additions
  - services, access and signage
  - the adaptive reuse, fit out and operation, and reconfiguration of internal space
  - measures to mitigate any impacts, heritage interpretation and reasons where a more sympathetic solution is not selected
- include a historic archaeological assessment prepared by a suitably qualified historical archaeologist in accordance with the *Archaeological Assessments Guidelines* (1996) and *Assessing Significance for Historical Archaeological Sites and 'Relics'* (2009). The assessment should identify

what relics, if any, are likely to be present, assess their historic significance and consider the impacts from the proposal on this potential heritage resource. Any mitigation measures should avoid or ameliorate the impact with specific emphasis on *in situ* conservation and interpretation where State significant or substantially intact relics are identified. If harm cannot be avoided, an appropriate Research Design and Excavation Methodology must also be prepared to guide any proposed excavations.

- include an Aboriginal Cultural Heritage Assessment Report (ACHAR) identifying any cultural heritage values, impacts, mitigation measures and interpretation opportunities including consultation with relevant Aboriginal people.

#### **4. Design Excellence**

The EIS shall include a strategy to achieve Design Excellence, prepared in consultation with GA NSW.

#### **5. Built Form and Urban Design**

The EIS shall:

- address the height, bulk and scale of the proposed development within the context of the locality, with specific consideration to the overall site layout, open spaces, interface with the public domain, facades, massing, setbacks, building articulation, solar access and overshadowing, materials, colours, signage or signage envelopes
- detail how services, including but not limited to, waste management, loading zones, and mechanical plant are integrated into the design of the development to minimise impacts on heritage items and the public domain.

#### **6. Public Domain and Landscaping**

The EIS shall:

- demonstrate how public domain areas and landscaping are configured to provide safe and active street frontages and provide visual interest to the public domain
- address impacts on existing trees, both on site and within surrounding streets
- identify any native trees or shrubs to be removed, retained or transplanted
- include details on the native vegetation community (or communities) that occur, or once occurred on site, with a list of local provenance species (trees, shrubs and ground covers) to be used for landscaping
- specify that any landscaping will use a diversity of local provenance species (trees, shrubs and ground covers) from the native vegetation community (or communities) that occur, or once occurred, on the site to improve biodiversity.

#### **7. Environmental Amenity**

The EIS shall address how the proposal achieves a high level of environmental amenity, both internally and on the surrounding area, including solar access, overshadowing impacts, acoustic impacts, visual privacy, view loss, outlook, air quality and reflectivity.

#### **8. Ecologically Sustainable Development (ESD)**

The EIS shall:

- 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
- demonstrate how the proposed development responds to best practice, sustainable building principles and improves environmental performance through energy efficient design, technology and renewable energy

- include a description of the measures that would be implemented to minimise consumption of resources, water and energy.
- demonstrate how the climate change projections of the NSW Government's Regional Climate Modelling (NARClIM) are used to inform the building design, adaptive reuse and asset life of the project.

### **9. Transport and Accessibility (Operation)**

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

- details of the current daily and peak hour vehicle, public transport, special event buses, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network and located adjacent to the proposed development on a typical weekday and weekend (event day) and consideration of simultaneous events within the Moore Park Precinct
- traffic modelling and analysis of the future daily and peak hour vehicle (including point to point transport), public transport, coaches, special event buses, pedestrian and bicycle movements likely to be generated by the proposed development and assessment of the impacts on the local road network on a typical weekday and weekend (event day) and consideration of simultaneous events within the Moore Park Precinct, including key intersection capacity and any potential need for upgrading or road works (if required)
- assessment of the operation of existing and future transport networks including the light rail and bus networks and their ability to accommodate the forecast number of trips to and from the development on a typical weekday and weekend (event day) and consideration of simultaneous events within the Moore Park Precinct
- details of the proposed pick up and drop off facilities to accommodate the development's point to point transport and coach demand and measures to mitigate adverse traffic impacts on a typical weekday and weekend (event day) and consideration of simultaneous events within the Moore Park Precinct
- assessment of the cumulative impacts of traffic volumes from the proposal together with existing and approved developments in the area, and proposed measures to mitigate any associated impacts on public transport, pedestrian, cycle and traffic networks
- measures to promote sustainable travel choices for employees and visitors, that support the achievement of State Plan targets, such as implementing a location-specific travel plan and provision of end of trip facilities
- details of the proposed access, appropriate provision, design and location of on-site bicycle parking including compliance with the relevant parking codes and Australian Standards, and details of how bicycle parking provision will be integrated into the existing network
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type, routes and the likely arrival and departure times)
- a road safety assessment of any proposed signage, lighting displays and reflectivity on roads.

### **10. Construction**

The EIS shall include a Construction Pedestrian and Traffic Management Plan addressing:

- details of peak hour and daily construction and servicing vehicle movements and access arrangements and cumulative impact from surrounding development sites, including the Sydney Light Rail project, on the local road network, public transport services and parking
- road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity

- details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements, including measures to reduce construction worker private vehicle trips
- details of temporary cycling and pedestrian access during construction
- details of proposed construction vehicle access arrangements at all stages of construction
- 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 within the Moore Park Precinct, including during adjacent events
- potential impacts of the construction on surrounding areas and the public realm with respect to noise and vibration, air quality and odour impacts, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste
- annual volume of materials to be extracted, processed or stored onsite during construction and how the extracted material will be disposed of or reused.
- details of any crane locations and road closures
- details of a consultation strategy for liaison with surrounding stakeholders.

#### **10. Biodiversity**

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

#### **11. Flooding and stormwater**

The EIS shall:

- include a stormwater management strategy which considers the relevant Council stormwater management policy and Water Sensitive Urban Design Principles.
- assess any flood risk on site and consider any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and increase in rainfall intensity.

#### **12. Soil, contamination and water**

The EIS shall:

- map acid sulphate soils, rivers, streams, wetlands, estuaries, groundwater, groundwater dependent ecosystems and proposed intake and discharge locations
- identify if the proposal involves any discharges to waters or any dewatering requirements from the site, including during construction, and any associated impacts on water quality, including an assessment against relevant guidelines and the Water Quality Objectives (as endorsed by the NSW Government), licensing requirements under the *Water Act 1912* and *Protection of the Environment Operations Act 1997*
- assess the impact on hydrology and include an integrated water management strategy that considers water, wastewater and stormwater. The strategy must include alternative water supply, proposed end uses of potable and non-potable water, outline opportunities for the use of integrated water cycle management practices and principles and demonstrate water sensitive urban design (WSUD) and any water conservation measures.
- identify an adequate and secure water supply for the life of the project including confirmation that water can be sourced from an appropriately authorised and reliable supply and assessment of current market depth where water entitlement is required to be purchased
- a detailed and consolidated water site balance

	<ul style="list-style-type: none"> <li>• proposed surface and groundwater monitoring activities and methodologies.</li> </ul> <p><b>13. Noise and Vibration</b> The EIS shall include a noise and vibration assessment prepared in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring procedures.</p> <p><b>14. Servicing and Waste</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• 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 minimise, manage, reuse, recycle and safely dispose of this waste with reference to relevant guidelines</li> <li>• identify appropriate servicing arrangements (including but not limited to, waste management, loading zones and mechanical plant) for the site.</li> </ul> <p><b>15. Utilities</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• address the existing capacity and future requirements of the development for the provision of utilities, including staging of infrastructure in consultation with relevant agencies</li> <li>• detail impacts to any existing infrastructure assets of utility stakeholders from demolition/construction and any proposed mitigation/protection measures.</li> </ul> <p><b>16. Staging</b> The EIS shall provide details regarding the staging of the proposed development (if proposed).</p> <p><b>17. Public Benefit and Contributions</b> The EIS shall provide confirmation of the public benefit to be derived from the proposal including any Contributions Plan and/or details of any Voluntary Planning Agreement.</p>
<p><b>Plans and Documents</b></p>	<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"> <li>• site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings</li> <li>• site analysis plan</li> <li>• architectural drawings (at a useable scale at A3)</li> <li>• heritage impact assessment</li> <li>• historical archaeological assessment</li> <li>• Aboriginal cultural heritage report</li> <li>• schedule of materials and finishes</li> <li>• public domain and landscape plan</li> <li>• air quality assessment</li> <li>• noise impact assessment and management plan</li> <li>• access impact statement</li> <li>• arboriculture report</li> <li>• ESD report</li> <li>• Building Code of Australia report</li> <li>• consultation summary report</li> </ul>

	<ul style="list-style-type: none"> <li>• traffic and transport impact assessment</li> <li>• preliminary construction management plan, inclusive of a Construction Traffic Management Plan</li> <li>• sustainable travel plan</li> <li>• geotechnical and structural report</li> <li>• contamination assessment, including remedial action plan and site audit statement (if required)</li> <li>• integrated water management plan</li> <li>• servicing and operational waste management plan</li> <li>• stormwater management plan.</li> </ul>
<p><b>Consultation</b></p>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers and community groups. In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Office of Environment and Heritage</li> <li>• City of Sydney City Council</li> <li>• Transport for NSW (including Sydney coordination Office and Transport Management Centre)</li> <li>• Roads and Maritime Services</li> <li>• Government Architect of NSW</li> <li>• ALTRAC – Sydney Light Rail Operator</li> <li>• Local Aboriginal Community and cultural groups</li> <li>• Centennial Park and Moore Park Trust</li> <li>• Surrounding residents, businesses and local community groups.</li> </ul> <p>The EIS must include a report describing pre-submission consultation undertaken, including a record of the stakeholders consulted, the issues raised during the consultation and how the proposal responds to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<p><b>Further consultation after 2 years</b></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>