



Office of
Environment
& Heritage

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SSD 9726

Bredon Roberts
Team Leader – Key Sites Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Request for SEARs for Adaptive reuse of the Royal Hall of Industries (SSD 9726) – 1 Drive Avenue, Moore Park

Dear Mr Roberts

I refer to your letter dated 26 November 2018 requesting input from the Office of Environment and Heritage (OEH) on the Secretary's Environment Assessment Requirements for the above State Significant development.

The proposal is for the adaptive reuse of the Royal Hall of Industries for sport and community related facilities that will be the home of the Sydney Swans & NSW Swifts, comprising:

- A Multi-purpose indoor facility available for community use & public events
- A new indoor netball court for the NSW Swifts Netball Team & netball community
- Facilities for a Swans team in AFL National women's competition
- Player change areas/Wet recovery area
- Go Foundation & Clontarf Foundation for indigenous education
- Australian Red Cross Blood Service Donation Centre
- Medical, rehabilitation & sport science areas
- Gymnasium
- Museum, media centre & auditorium
- Back of house offices
- cafe/canteen, Retail/shop units &
- Sydney Swans Academy

Please find attached OEH's environmental assessment requirements in Attachment 1.

Aboriginal Cultural Heritage

OEH requirements attached must be addressed.

Biodiversity

OEH requirements attached must be addressed. OEH recommends that a Biodiversity Development Assessment Report (BDAR) waiver be sought.

Flooding and Water

The draft SEARs flooding requirements are satisfactory. OEH also recommends water sensitive urban design measures must be incorporated into the design of the development.

Sustainability

OEH recommends that the NSW and ACT Governments Regional Climate Modelling (NARClIM) climate change projections developed for the Sydney Metropolitan area are used to inform the building design and asset life of the project. These include over 100 climate variables, including temperature, rainfall, hot days and cold nights, severe Forest Fire Danger Index (FFDI) and are publicly available online and at fine resolution (10km and hourly intervals) for 20-year time periods: 2020–2039 near future and long-term 2060–2079. Further, sustainable design measures such as green roofs should be incorporated into the project design to maximise the long-term Ecologically Sustainable Development outcomes of the proposal. In this regard, under the heading item 8 of the draft SEARs Ecologically Sustainable Development, OEH recommends the following items are added.

- The development incorporates green walls, green roof and/or a cool roof into the design. OEH notes that green walls are proposed, which is supported.
- The climate change projections developed for the Sydney Metropolitan area are used to inform the building design and asset life of the project

→ Relevant Data and Guidelines:

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections are used to inform the building design
- OEH (2015) Urban Green Cover in NSW Technical Guidelines.

Please note that a separate response may be provided on heritage matters by the Heritage Division of OEH as delegate of the Heritage Council of NSW particularly given the number of state heritage items in the vicinity of the site. If you have any queries about this advice, please contact Svetlana Kotevska on 8837 6040 or by email at Svetlana.kotevska@environment.nsw.gov.au.

Yours sincerely

S. Harrison 04/12/18

SUSAN HARRISON
Senior Team Leader - Planning
Greater Sydney
Communities and Greater Sydney Delivery Division

Attachment 1: OEH Recommended Environmental Assessment Requirements – Request for SEARs for Adaptive reuse of the Royal Hall of Industries (SSD 9726) – 1 Driver Avenue, Moore Park

Biodiversity
<p>1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2016 using the <u>Biodiversity Assessment Method (BAM)</u> and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and the <u>Biodiversity Assessment Method</u>.</p>
<p>2. The BDAR must document the application of the avoid, minimise and offset hierarchy including assessing all direct, indirect and prescribed impacts in accordance with the <u>Biodiversity Assessment Method</u>.</p>
<p>3. The BDAR must include details of the measures proposed to address the offset obligation as follows;</p> <ol style="list-style-type: none"> a. The total number and classes of biodiversity credits required to be retired for the development/project; b. The number and classes of like-for-like biodiversity credits proposed to be retired; c. The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules; d. Any proposal to fund a biodiversity conservation action; e. Any proposal to conduct ecological rehabilitation (if a mining project); f. Any proposal to make a payment to the Biodiversity Conservation Fund. g. If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
<p>4. The BDAR must be submitted with all digital spatial data associated with the survey and assessment as per Appendix 11 of the BAM.</p>
<p>5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i>.</p>

Aboriginal cultural heritage	
6.	The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and guided by the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and consultation with OEH regional branch officers. Note that Due Diligence is not designed for the assessment of a SSD and not a substitute for an ACHAR.
7.	Consultation with Aboriginal people must be undertaken and documented in accordance with the <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> (DEWCC). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.
8.	Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.
9.	The assessment of cultural heritage values must include a surface survey undertaken by a qualified archaeologist in areas with potential for subsurface Aboriginal deposits. The result of the surface survey is to inform the need for targeted test excavation to better assess the integrity, extent, distribution, nature and overall significance of the archaeological record. The results of surface surveys and test excavations are to be documented in the ACHAR.
10.	The ACHAR must outline procedures to be followed in the event Aboriginal burials or skeletal material is uncovered during construction to formulate appropriate measures to manage the impacts to this material.
Water and Soils	
11.	The EIS must map the following features relevant to water and soils including: <ul style="list-style-type: none"> a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method). c. Wetlands as described in s4.2 of the Biodiversity Assessment Method. d. Groundwater. e. Groundwater dependent ecosystems. f. Proposed intake and discharge locations.
12.	The EIS must describe background conditions for any water resource likely to be affected by the development, including:

- a. Existing surface and groundwater.
- b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
- c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
- d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.
- e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

13. The EIS must assess the impacts of the development on water quality, including:
- a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
 - b. Identification of proposed monitoring of water quality.
 - c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan)

14. The EIS must assess the impact of the development on hydrology, including:
- a. Water balance including quantity, quality and source.
 - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
 - g. Identification of proposed monitoring of hydrological attributes.

