

Planning 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

Application Number	SSD 10354
Project Name	Cricket NSW Centre of Excellence
Location	Wilson Park, Newington Road, Silverwater (Sydney Olympic Park)
Applicant	Cricket NSW
Date of Issue	23 July 2019
Date of modification	20 September 2019
General Requirements	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</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 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 the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed) · measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment · justification of impacts. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> · high quality files of maps and figures of the subject site and proposal · a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV - an estimate of jobs that will be created during the construction and operational phases of the proposed development - certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters:

1. Statutory and Strategic Context

Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:

- State Environmental Planning Policy (State & Regional Development) 2011
- State Environmental Planning Policy (State Significant Precincts) 2005
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Sydney Regional Environmental Plan No.24 (Homebush Bay Area)
- Draft State Environmental Planning Policy – Environment
- State Environmental Planning Policy No. 55 – Remediation of Land
- Draft State Environmental Planning Policy (Remediation of Land)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy (Coastal Management) 2018
- Parramatta Local Environmental Plan 2011.

Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

Development Standards

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

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

- NSW State Priorities
- The Greater Sydney Region Plan 2018 – A Metropolis of Three Cities
- Central City District Plan
- Future Transport Strategy 2056 and supporting plans
- NSW State Infrastructure Strategy 2018 – 2038
- Better Placed: An integrated design policy for the built environment of NSW
- Draft Greener Places (NSW Government Architect Green Infrastructure Policy)
- Sydney's Cycling; Walking; Light Rail and Rail Future Guidelines
- Sydney Olympic Park Masterplan 2030 (2018 Review) and relevant SOPA

guidelines

- Sydney Olympic Park Authority's Design Excellence Policy
- Sydney Olympic Park Major Event Impact Assessment Guidelines 2007
- Parklands Element Design Manual
- Sydney Olympic Park Environmental Guidelines 2008
- Sydney Olympic Park Access Guidelines 2017
- Sydney Olympic Park Commercial Signage Policy 2018
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy 2016
- Sydney Olympic Park Biodiversity Management Policy 2019
- Parklands Plan of Management 2010
- Parklands 2020 Vision (2002)
- Parklands Future Directions Statement 2030 (draft)
- Development near Rail Corridors and Busy Roads – Interim Guideline 2008
- Interim Construction Noise Guideline 2009
- Crime Prevention Through Environmental Design (CPTED) Principles
- Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land
- Guide to Traffic Generating Developments (Roads and Maritime Services)
- Parramatta River Masterplan (Parramatta River Catchment Group)
- Parramatta Bike Plan 2017 (City of Parramatta Council).

2. Built Form and Urban Design

The EIS shall:

- provide a design excellence strategy prepared in consultation with the Government Architect NSW to ensure design excellence is achieved
- provide detailed design and analysis of the development, including architectural design and materials
- assess visual impacts
- demonstrate how the development will achieve an optimal community, design and amenity outcome, including with regard to the proposed community field
- outline potential design considerations aimed at mitigating any impacts identified

- outline the design process leading to the proposal, with justification of the suitability of the site for the proposal
- address the site and context including planning, massing, access and circulation options
- address the contextual fit of the proposal, including height, bulk and scale, materials, setbacks and interface of the proposal with surrounding development, topography, streetscape, public open spaces and heritage items
- assess the integration of services including waste management, loading zones, and mechanical plant
- address Crime Prevention Through Environmental Design Principles
- address Ecologically Sustainable Development principles including sustainability targets and integration of these in design approach
- consider the incorporation of green infrastructure, including a Green Roof or Cool Roof, green walls and Water Sensitive Urban Design.

3. Facility Use

The EIS shall include updated operational details of the facility, including but not limited to:

- a table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage
- proposed capacity, including a breakdown of seating areas
- specific uses
- details of all publicly accessible facilities (for both formal and informal use) and how they will operate
- hours of operation
- lighting and illumination
- events.

The EIS shall include an Event Management Statement and a Plan of Management for the future use of the site that includes consideration of the interrelationship between the different uses proposed.

4. Public Domain and Landscaping

The EIS shall:

- provide landscaping and/or public domain details, including consideration of equity and amenity of outdoor spaces and integration with built form, security, shade, topography and existing vegetation
- address any impacts on existing trees, through an Arboricultural Impact Assessment

- address linkages with surrounding public space networks, including Silverwater Park and Sydney Olympic Park, and the maintenance and enhancement of the foreshore shared path and its safety
- address the interface between the public and private domain generally, including the possible removal of existing public amenities and the potential for public access to the proposed facilities.

5. Visual and View Impacts

The EIS shall:

- include a visual impact assessment to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points. Photomontages or perspectives should be provided showing the project (see plans and documents section).

6. Environmental Amenity

The EIS shall:

- include solar access analysis/shadow diagrams outlining impacts on adjoining developments/public domain
- detail the impacts of the development on view loss, wind impacts and reflectivity
- detail any new external lighting or illumination and consider the impacts of this lighting/illumination to surrounding properties and the public domain.

7. Transport, Traffic, Parking and Access

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

Construction

- assessment of cumulative impacts associated with other construction activities in the vicinity of the site
- assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclist and public transport services
- preparation of a draft Construction Pedestrian and Traffic Management Plan (CPTMP). The CPTMP shall include vehicle routes, peak hour and daily truck movements, construction program, works zone location, hours of operation, access arrangements at all stages of construction, traffic control measures for all works, and cumulative impacts associated with other development
- reference to existing CPTMPs for developments within or around the development site, to coordinate work activities to minimise impacts on the transport network and other road users
- assessment of construction impacts on road safety at key intersections and locations for potential pedestrian, vehicle and bicycle conflicts

- details of access arrangements for workers, emergency services and the provision of safe and efficient access for loading and deliveries
- details of temporary cycling and pedestrian access arrangements during construction.

Operational

- current and estimated daily and peak hour traffic generation (including point to point transport), public transport, walking and cycling movements, together with cumulative impacts of existing, proposed and approved developments within the vicinity of the proposed development and any transport/traffic upgrades
- assessment of impacts on surrounding road network intersections, including traffic modelling for key intersections, including SIDRA modelling for the Silverwater Road/Clyde Street intersection
- details of any new or upgraded infrastructure works required
- impacts of additional traffic generated by the development on existing and future road, light rail and bus services and pedestrian and cycle networks within the vicinity of the site, and identification of measures to manage/mitigate the likely future increased demand for public transport, pedestrian and cycle infrastructure, including any required upgrades
- existing/proposed car and bicycle parking provision and pick-up and drop-off facilities for staff and visitors, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards
- assessment of access to, from and within the site from the road network including intersection locations, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements)
- proposed vehicle circulation, and access arrangements including vehicle access, drop-off arrangements, coach parking, service vehicles, emergency vehicles and loading areas for the development
- assessment of predicted impacts on road safety
- loading and servicing arrangements, including number of movements, vehicle type and likely arrival and departure times, and potential impacts on the traffic and transport network
- measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, such as provision of adequate bicycle parking and end-of-trip facilities.

8. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) Schedule 2 of the

Regulation) will be incorporated in the design, construction and operation of the development

- outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy.

9. Major Events

The EIS shall:

- adequately address the impact of major events in the precinct as they relate to the proposed works within the Town Centre (SOP Major Event Impact Assessment Guidelines)
- demonstrate that the proposed works can provide acceptable amenity in major event mode, including any management or mitigation measures to address potential impacts.

10. Heritage and Archaeology

The EIS shall include a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following:

- all heritage items (state and local) and heritage conservation areas within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance
- compliance with the relevant Conservation Management Plan
- the impacts of the proposal on heritage item(s) and heritage conservation areas, including visual impacts, required BCA and DDA works, new fixtures, fittings and finishes and any modified services
- the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items and conservation areas
- justification for any changes to heritage fabric including any options analysis
- engagement with appropriate local stakeholders.

If the SOHI identifies impact on potential historical archaeology, an historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines 'Archaeological Assessment' (1996) and 'Assessing Significance for Historical Archaeological Sites and Relics' (2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed

excavations or salvage programme.

The EIS shall provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) that identifies and describes the Aboriginal cultural heritage values that exist across the entire area affected by the project, including any need for surface survey and test excavation. The identification of cultural values should be guided by the 'Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW' (DECCW, 2011).

Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the 'Aboriginal cultural heritage consultation requirements for proponents 2010' (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must also be documented in the ACHAR and EIS.

The ACHAR and EIS must also assess and document any impacts on Aboriginal cultural heritage values, including attempts to avoid impacts and identify conservation outcomes. Where impacts are unavoidable, the ACHAR and EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to the Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage).

11. Signage

The EIS shall:

- provide detail on the location, size and content of any proposed signage
- consider any signage as part of the overall built form and urban design of the development.

12. Biodiversity

The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016* (BC Act), including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the BC Act. This must address impacts of shadowing and illumination on adjoining habitat and ecology, including the Parramatta River and nearby wetlands.

The BDAR must also address the impacts on the Green and Golden Bell Frog and its habitat both in the construction and operational phases of the development, including impacts on frogs that may have moved onto the construction site, in addition to noise, lighting and vibration impacts to habitats.

The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.

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 section 6.10 of the BC Act.

13. Water, Flooding and Drainage

The EIS shall identify:

- provision of an adequate and secure water supply for the life of the project, including any water licensing requirements or other approvals required under the *Water Act 1912* or *Water Management Act 2000*
- a detailed and consolidated site water balance
- impacts on surface waters and groundwater levels, flow paths, stormwater, related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, any existing Council and inter-allotment drainage easements and measures to reduce and mitigate these impacts in relation to both water quality and quantity
- proposed surface and groundwater monitoring activities and methodologies
- any potential impacts in relation to the NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land and relevant Water Sharing Plans
- any geotechnical issues (including contamination and acid sulfate soils) associated with the construction of the development
- drainage associated with the proposed works, including stormwater and drainage infrastructure
- any flood risk in accordance with the guideline contained in the NSW Floodplain Development Manual 2005, including potential effects of climate change, sea level rise and an increase in rainfall intensity
- potential effects of coastal processes and hazards (within the meaning of the *Coastal Management Act 2016*), including sea level rise and climate change both on and arising from the proposed development
- any certified Coastal Management Program (or Coastal Zone Management Plan) and compliance with this, and demonstrate consistency with the management objectives described in the *Coastal Management Act 2016* and development controls for coastal management areas mapped under State Environmental Planning Policy (Coastal Management) 2018
- opportunities for the use of integrated water cycle management practices and principles to optimise opportunities for sustainable water supply, wastewater and stormwater management across the development.

14. Utilities

The EIS shall:

- address the existing capacity of the site to service the development and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies.
- identify the existing infrastructure on-site and any possible impacts of the

construction and operation of the proposed works on this infrastructure

15. Contamination

The EIS shall:

- demonstrate compliance with the requirements of requirements of State Environmental Planning Policy No.55 – Remediation of Land and the *Contaminated Land Management Act 1997* Notice Number: 28040 issued in relation to the site and regulated by the NSW Environment Protection Authority (EPA), and associated Remediation Land Management Plan.
- provide detailed contamination and geotechnical assessments, to be prepared for the full development area and reviewed by an EPA accredited site auditor. The reports must assess the site's subsurface conditions, including any soil and groundwater contamination. Due to historical contamination of the site, and proposed land use which includes building occupation, the detailed contamination assessments must include environmental sampling and analysis of soil vapour, groundwater and soil, at sufficient sampling density to characterise the site in accordance with the NSW EPA Sampling Design Guidelines. If these guidelines are not adhered to, detailed justification must be provided.
- the detailed contamination assessments must determine the suitability of the site for the proposed development and provide recommendations for any remedial works if required. If remediation is required, the EIS must be accompanied by a Remedial Action Plan and Section B Site Audit Statement, to be reviewed by an EPA accredited site auditor
- delineate areas of heavier contamination within or adjacent to the proposed development area, such as known tar pits, and describe how any risks from such areas will be managed as part of the construction and operation of the proposal
- include a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works.

16. Noise and Vibration

The EIS shall include a noise and vibration assessment prepared in accordance with the relevant EPA guidelines. This assessment must consider construction and operational noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring issues.

17. Air Quality, Odour and Waste

The EIS shall identify potential air quality, odour and waste impacts during both the construction and operation of the development and include any appropriate mitigation measures.

18. Sediment, Erosion and Dust Controls

The EIS shall identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and particles.

19. Building Code of Australia (BCA) and the Disability Discrimination Act

	<p>The EIS shall include a BCA report and access report demonstrating compliance with the BCA and the <i>Disability Discrimination Act 1992</i>.</p> <p>20. Developer Contributions The EIS shall identify the scope of developer contributions proposed.</p> <p>21. Construction Environmental Management Plan Prepare a draft Construction Environmental Management Plan and site management plan for the proposed works, including the following:</p> <ul style="list-style-type: none"> · community consultation, notification and complaints handling · impacts of construction on adjoining development and proposed measures to mitigate construction impacts · noise and vibration impacts on and off site · water quality management · dust control measures · construction waste classification, transportation and management methods in accordance with DECCW's <i>Know Your Responsibilities: Managing Waste from Construction Sites Guideline</i> · identification, handling, transport and disposal of any asbestos waste, lead-based paint and PCBs that may be encountered during demolition, site preparation and construction. <p>22. Social and Economic Impacts Prepare a Social Infrastructure Assessment that addresses the social and economic impacts of the development, including, but not limited to:</p> <ul style="list-style-type: none"> · the implications of removing publicly accessible recreation facilities for existing users of the site, including an analysis of the current use of the site · an analysis of other community facilities in the surrounding area · economic implications associated with the provision of alternative facilities · benefits for the local region and community more broadly.
<p>Consultation</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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> · City of Parramatta Council · Sydney Olympic Park Authority · Transport for NSW · Transport for NSW (Roads and Maritime Services)

	<ul style="list-style-type: none"> · Sydney Coordination Office within Transport for NSW · Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage) · Heritage Division of the Department of Premier and Cabinet (former Heritage Division of the Office of Environment and Heritage) · Lands, Water and Primary Industries Group of the Department of Planning, Industry and Environment · Natural Resources Access Regulator · NSW Environment Protection Authority · NSW Police · Government Architect NSW · Sydney Water · Ausgrid · existing users of Wilson Park · Aboriginal communities, including the Dharug Tribal Aboriginal Corporation and Metropolitan Local Aboriginal Land Council · surrounding residents, businesses and local community groups. <p>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.</p>
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 SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies and plans that may be relevant to the environmental assessment of this proposal.

Plans & Documents

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*. These are to be provided as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. **An existing site survey plan drawn** at an appropriate scale illustrating:
 - The location of the land, boundary measurements, area (sqm) and north point
 - The existing levels of the land in relation to buildings and roads
 - Location and height of existing structures on the site
 - Location and height of adjacent buildings
 - All levels to be to Australian Height Datum (AHD).
2. **A locality/context plan** drawn at an appropriate scale should be submitted indicating:
 - Significant local features such as parks, community facilities and open space and heritage items
 - The location and uses of existing buildings, shopping and employment areas
 - Traffic and road patterns, pedestrian routes and public transport nodes.
3. **Drawings** at an appropriate scale illustrating:
 - Site analysis plan, detailed plans, sections, elevations and three-dimensional views of the development, including all temporary structures, landscaping and public domain works, and site features and their relationship to adjoining sites (at a minimum scale of 1:200)
 - The height (AHD) of the proposed development in relation to the land and any changes that will be made to the level of the land by excavation, filling or otherwise
 - An integrated urban design and landscape plan, including links to surrounding public transport, details of new and retained planting, shade structures and materials. The landscape plan is to give preference to local native tree, shrub and groundcover species where appropriate
 - A detailed signage plan showing the location, size and content of each sign, if relevant.
4. **Materials and finishes**
 - A materials and finishes schedule.
5. **Visual Impact Assessment** including focal lengths, must be done in accordance

with Land and Environment Court principles as follows:

Visual assessment methodology

- The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities
- As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework
- Visual catchment should be defined and explained (see below)
- An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low.

Visual catchment

- Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified
- Categories of views (e.g. from public open space, from key streets, from main buildings and from key heritage items) should be defined
- Photos are required for representative view categories, plotted on a map.

Visual material

- Reference to be made to site analysis
- Provide key plan indicating where viewpoints are located and narrative explaining why these have been selected
- The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact
- The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment
- Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment
- A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views
- Assessment must benchmark against the existing situation with the proposed plans
- Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment
- As above, support visual evidence such as cross sections to be drawn to

realistic scales and shown in context.

A comparison of 'before' and 'proposed' is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46o angle of view) from long range, medium range and short-range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating.

6. **Shadow diagrams** showing solar access to the site and surrounding areas at summer solstice (21 December), winter solstice (21 June) and the equinox (21 March/21 September) at 9.00 am, 12.00 pm and 3.00 pm.

7. **Design report** demonstrating how design quality will be achieved in accordance with the key issues above, including:
 - Architectural design statement
 - Diagrams, illustrations and drawings to clarify the design intent of the proposal
 - Detailed site and context analysis
 - Analysis of options considered including building envelope study to justify the proposed site planning and design approach
 - Summary of feedback provided by Government Architect NSW and NSW State Design Review Panel and responses to this advice.

ATTACHMENT A

Government Authority Responses to Request for Key Issues

For Information Only