

Director General'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 13_6076
Proposal Name	Mixed Commercial Retail Development
Location	4 Murray Rose Avenue, Sydney Olympic Park
Applicant	The GPT Group
Date of Issue	27 August 2013
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.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic 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 (Major Development) 2005; • State Environmental Planning Policy (Infrastructure) 2007; 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> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. The EIS must include a Detailed Site Investigation (DSI) report prepared in accordance with the guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997. The DSI report must include recommendations for warranted remedial action, if any.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55</i>

Remediation of Land (DUAP)

2. Policies

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

- NSW 2021;
- Metropolitan Plan for Sydney 2036;
- Sydney Olympic Park Master Plan 2030;
- Sydney Olympic Park Access Guidelines 2011;
- Sydney Olympic Park Major Event Impact Assessment Guidelines;
- Sydney Olympic Park Urban Elements Design Manual;
- Sydney Olympic Park Environmental Guidelines; and
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Guidelines.

3. Built Form and Urban Design

- Address the height, bulk and scale of the proposed development within the context of the locality, including the adjoining developments at 3 and 5 Murray Rose Avenue, Sydney Olympic Park.
- Demonstrate design quality, with specific consideration of the overall site layout, open spaces and edges, interface with the public domain, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of 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.
- Address any comments provided by Sydney Olympic Park Authority's Design Review Panel.

4. Environmental Amenity

Provide information detailing the provision of solar access and the overshadowing impacts, acoustic impacts, visual privacy, view loss and wind impacts. A high level of environmental amenity must be demonstrated.

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.
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.
- Provide a Water Sensitive Urban Design Strategy to demonstrate how the proposed development will manage stormwater quality and quantity issues, with reference to the Sydney Olympic Park Stormwater and Water Sensitive Urban Design Guidelines (SOPA 2013).

6. Major Events

Demonstrate how the proposed development will be constructed and operated during major event periods at Sydney Olympic Park with reference to the Major Event impact Assessment Guidelines, 2007.

7. Noise and Vibration

- Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate potential noise and vibration impacts

	<p>on surrounding occupiers of land.</p> <ul style="list-style-type: none"> • Demonstrate how the proposed development aims to manage any impact from major event noise on the building occupants. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Development Near Rail Corridors and Busy Roads (DoPI)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> <p>8. Transport and Accessibility</p> <ul style="list-style-type: none"> • Detail access and parking arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycle, public transport or traffic impacts. • Detail access arrangements at all stages of operation and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks. • Demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan targets and public transport modal split targets of Master Plan 2030. • Detail existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access. • Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan. • Demonstrate how the proposed on-site car parking is consistent with the public transport modal split targets and maximum car parking ratios of Master Plan 2030. • Estimate the total daily and peak hour trips generated by the proposed development, including accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network, including intersection capacity and any potential need for upgrading or road works, having regard to local planning controls. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RMS)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>NSW Planning Guidelines for Walking and Cycling.</i> <p>9. Aboriginal Heritage</p> <p>Where relevant, the EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</p> <p>10. Sediment, Erosion and Dust Controls</p> <p>Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> <p>11. Utilities</p> <p>In consultation with relevant agencies, the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed.</p>
--	---

	<p>12. Staging Provide details regarding the staging of the proposed development (if proposed).</p> <p>13. Contributions Address any Contributions Plan and/or details of any Voluntary Planning Agreement.</p> <p>14. Flooding As assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</p> <p>15. Flora and Fauna</p> <ul style="list-style-type: none"> • Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment. • Identify and justify the removal of any mature trees. <p>16. Drainage Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p>17. Servicing and Waste 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. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</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; • Site analysis plan; • Shadow diagrams; • Access Impact Statement; • View analysis/photomontage; • Stormwater Concept Plan; • Landscape Plan; • Public Domain Interface Plan; • Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan; • Geotechnical and Structural Report; and • Schedule of materials and finishes.
Consultation	<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"> • Sydney Olympic Park Authority.

	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.
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 DGRs, you must consult further with the Director General 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.