

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 8175
Proposal Name	Western Sydney Stadium (Stage 2 Design & Construction)
Location	11-13 O'Connell Street, Parramatta
Applicant	Venues NSW
Date of Issue	17 January 2017
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 (completed, underway or proposed); 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 <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; • 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 and Strategic Context – including: Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (State & Regional Development) 2011</i>; • <i>State Environmental Planning Policy (Infrastructure) 2007</i>; • <i>State Environmental Planning Policy No 33 – Hazardous and Offensive Development</i>; • <i>State Environmental Planning Policy No.55 – Remediation of Land</i>; • <i>State Environmental Planning Policy No.64 – Advertising and Signage</i>; • <i>State Environmental Planning Policy (Sydney Harbour Catchment) 2005</i>; • <i>Protection of the Environment Operations Act 1997</i>; and • <i>Parramatta Local Environmental Plan 2011</i>. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p>

	<p>Development Standards Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.</p> <p>Western Sydney Stadium Concept Proposal In accordance with section 83D(3) of the <i>Environmental Planning and Assessment Act 1979</i>, demonstrate that the proposal is not inconsistent with the development consent granted for the Western Sydney Stadium concept proposal (SSD 7534)</p> <p>2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities; • Rebuilding NSW – State Infrastructure Strategy 2014; • Draft West Central District Plan 2016; • A Plan for Growing Sydney; • <i>Conservation Agreement for the protection and Conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites. Old Government House and Domain, Parramatta New South Wales</i>; • <i>Parramatta Development Control Plan 2011</i>; • NSW Long Term Transport Master Plan 2012; • Sydney's Cycling Future 2013; • Sydney's Walking Future 2013; • Sydney's Bus Future 2013; • Healthy Urban Development Checklist, NSW Health; • City of Parramatta Public Domain Guidelines; and • Parramatta 2038 – Community Strategic Plan. <p>3. Western Sydney Stadium Operation</p> <ul style="list-style-type: none"> • Provide details of the proposed events and activities at the Western Sydney Stadium and surrounding precinct, including the estimated number and type (i.e. both major and minor) of events and activities per year, including projected spectator numbers. • Provide details of proposed strategies to mitigate risks at points of crowd swell (i.e. pedestrian crossing/refuge points, circulation around the stadium, and approach and departure points). • Provide details of stadium emergency and evacuation procedures, including a draft Emergency Response and Evacuation Plan, which addresses issues of public and crowd safety and behaviour management. <p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Address the height, bulk and scale, and setbacks of the proposal in relation to the locality and the surrounding development (including the future development building envelope), topography and streetscape, having particular regard to the heritage significance of the surrounding locality. • Provide a Design Excellence Report that demonstrates how the proposal achieves design excellence in accordance with the design excellence provisions of <i>Parramatta Local Environmental Plan 2011</i>. • Demonstrate how the proposal achieves consistency with the <i>Western Sydney Stadium Urban Design and Public Realm Guidelines</i>. • Address design quality, with specific consideration of the overall site layout, streetscape, plaza design and layout, benefits of proposed levels changes across the site, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours, landscaping and Crime Prevention Through Environmental Design Principles.
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- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.
- Demonstrate how the proposal will achieve equity of access throughout the development with dignified routes for people with a disability.
- Provide a detailed landscape and public domain plan that details the proposed open space, landscaped areas and public realm including details of any tree removal, retention or relocation and the benefits of proposed landscape elements and how this extends to the use and activation of the stadium precinct.
- Demonstrate the urban design strategy of the preferred location of on-site car parking, including ingress/egress, circulation and measures to minimise conflicts with pedestrians during event/game day times.
- Prepare a Stadia Precinct Activation Strategy that examines the potential types and extent of planned activities for plaza activation during game day/non-game day operations.

5. Visual Impacts

Provide a visual impact assessment and visual analysis of the proposal from key viewpoints, including important views identified in the *Conservation Agreement for the protection and Conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites. Old Government House and Domain, Parramatta New South Wales*. The assessment must identify, assess and document views from nearby items of heritage significance and the public domain that could potentially be impacted by the proposal. The analysis is to identify key vantage points considering visually sensitive areas.

6. Environmental Amenity

Detail amenity impacts including solar access, acoustic impacts, visual privacy, view sharing/loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding and future planned residential land uses must be demonstrated.

7. Transport and Accessibility

Include a transport and accessibility assessment, which details, but is not limited to, the following:

- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- an estimate of the total daily and peak hour trips generated by the proposal from each strategic direction during weekday and weekend game day/non-game day operations and event modes, including vehicle, public transport, pedestrian and cycle trips;
- an assessment of the operation of all existing and future transport networks, and their ability to accommodate the forecast number of trips to and from the proposal;
- an assessment of the adequacy of existing and proposed pedestrian and bicycle provisions, cycling networks and suitable end-of-trip facilities to meet the likely future demand of the proposal in consultation with Transport for NSW and City of Parramatta, with regard to ongoing regional network planning and the need/associated funding requirements for upgrading existing facilities and infrastructure (if required);
- the operational impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site, ensuring that adjacent transport infrastructure has a net improvement in form and function as a result of the proposal;
- details of existing and proposed vehicular access, taxi and car parking arrangements for players/officials, patrons and visitors (i.e. weekday and

	<p>weekend game day/non-game day operation and event modes), including compliance with parking codes and Australian Standards;</p> <ul style="list-style-type: none"> • strategies and sustainable travel initiatives to support the access to and use of public transport and active transport modes, which support the achievement of State targets, particularly for the provision of end-of-trip facilities, green travel plans and wayfinding strategies; • an assessment of the impact of additional traffic generated by the proposal on the existing road network and operation of bus services (including altered routes); • the daily and peak vehicle movement impacts on nearby intersections, with consideration of the cumulative impacts from other proposed and approved developments in the vicinity of the proposal and the need/associated funding for upgrading or road improvement works (if required); • the proposed access arrangements and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks; • details of existing and proposed car and bicycle parking provisions, including end of trip facilities and the consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards; • location of pedestrian and bicycle parking facilities in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance; • service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); • details of how traffic, parking, public transport and active transport movements would be managed during major and minor events to minimise impacts to the surrounding network, including the preparation of a draft Event Management Plan; and • in relation to construction traffic: <ul style="list-style-type: none"> ○ undertake an assessment of the cumulative impacts associated with other construction activities; ○ undertake an assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity; ○ provide details of anticipated peak hour and daily truck movements to and from the site; ○ provide details of access arrangements for workers to and from the site, emergency vehicles and service vehicle movements; ○ provide details of temporary cycling and pedestrian access arrangements during construction; ○ provide details of construction vehicle access arrangements at all stages of construction; and ○ detail the traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, bus scheduling and potential delays, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact. This plan should include truck routes, truck movements, hours of construction, access arrangements, parking arrangements and traffic control measures for all demolition/construction activities. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i> • <i>NSW Planning Guidelines for Walking and Cycling</i>
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- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development*
 - *NSW Bicycle Guidelines (RMS)*
 - *Cycling Aspects of Austroads Guide*
 - *Australian Standards AS2890.3 (Bicycle parking facilities)*
- 8. Heritage**
- Provide a heritage impact statement (HIS) in accordance with the guidelines in the NSW Heritage Manual which:
 - identifies all heritage items within and in the vicinity of the site including built heritage, landscapes and archaeology, and detailed mapping of these items, and why the items and site(s) are of heritage significance;
 - assess the proposal, including the proposed Parkland Transition Zone, against the significance of the adjoining curtilage of the State heritage listed Parramatta Park and Old Government House and World Heritage buffer curtilage of the World Heritage Listed Australian Convict Sites - Old Government House and the Government Domain;
 - provides photomontages to describe the impact of the works on the significance of the item and its setting and what impact the proposed works will have on their significance;
 - identifies the impact of the proposal on the on significant landscape elements and trees where it is necessary for them to be removed or relocated within the site;
 - details mitigation measures to offset potential impacts on heritage values;
 - provides an analysis of compliance with the *Conservation Agreement for the protection and Conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites. Old Government House and Domain, Parramatta New South Wales*, in particular the implications of development with regard to Annexure A – The Property and Highly Sensitive Area and Annexure B – Highly Sensitive Area Controls; and
 - addresses the proposal's consistency with the *Western Sydney Stadium Urban Design and Public Realm Guidelines*.
 - Provide an archaeological assessment that identifies the predicted locations and appropriate buffer zones of archaeological relics in or near the current project boundary area.
 - Provide an archaeological research design and excavation methodology, based on the archaeological assessment and impact analysis, to support the proposed mitigation strategy.
 - Provide a Heritage Interpretation Strategy and Plan that interprets the history and significance of Parramatta Park and Old Government House in public domain areas surrounding the Western Sydney Stadium.
- 9. Aboriginal Heritage**
- Address Aboriginal Cultural Heritage (ACH) in accordance with the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW, 2011) and *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW).
 - The EIS must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to Office of Environment and Heritage (OEH).
- 10. Social and Economic Impact**
- Include an assessment of the social and economic impacts of the proposal, including:

- the benefits of the proposal for the Parramatta Central Business District and the local region, including tourism, retail, entertainment and night-time economies; and
- the impacts on the local community from the increased operational intensity associated with the new stadium.

11. Biodiversity

- Biodiversity impacts related to the proposal are to be assessed and documented in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the *Threatened Species Conservation Act 1995*.
- Investigate the hydrological flow regime with the nearby River-Flat Eucalypt Forest and identify any potential effects the development may have. The development must not cause negative impacts to this ecological community through alterations to the natural water cycle.
- Consider the cumulative impacts of this development on the environment, particularly in regard to the nearby riparian zone and aquatic ecosystems.

12. 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 and ongoing operation phases of the proposal.
- Demonstrate that the proposal has been assessed against a suitably accredited rating scheme to meet industry best practice.
- Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.

13. Noise and Vibration

Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction of the Western Sydney Stadium, which details, but is not limited to, the following:

- background noise levels determined in accordance with the *NSW Industrial Noise Policy* and measured at the most affected sensitive receiver locations;
- predicted noise levels using $L_{Aeq, 15minutes}$, $L_{Ceq, 15minutes}$, L_{Amax} and L_{Cmax} noise descriptors;
- marked up orthophoto maps showing the predicted noise levels contours for various proposed activities;
- operational details (i.e. weekday and weekend game day/non-game day operation and event modes), including:
 - the nature, scale and number of events and activities per year;
 - the days and times at which each type of event/activity is proposed to occur;
 - details and use of amplified sound equipment and pyrotechnics;
 - impacts associated with event setup and breakdown activities and the delivery and removal of any ancillary plant and equipment required; and
- a detailed assessment of measures to minimise and mitigate the construction and operational noise impacts on surrounding sensitive receivers and occupiers of land, including surrounding residential properties, educational establishments, places of worship, and fauna, particularly where noise from the operation of the Western Sydney Stadium exceeds the prevailing background noise level by greater than 5dB.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*
- *Assessing Vibration: A Technical Guideline 2006*

14. Contamination

Demonstrate that the site is suitable for the proposed use in accordance with *State Environmental Planning Policy No.55 – Remediation of Land* (SEPP 55).

→ *Relevant Policies and Guidelines:*

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

15. Air and Odour

Provide a quantitative and qualitative assessment of the air quality and odour impacts of the proposal, including impacts on any surrounding receivers, including details of measures and procedures to minimise and manage the generation and off-site transmission of impacts associated with pyrotechnic displays and motorsport events and competitions.

16. Sediment, Erosion and Dust Controls (Construction and Excavation)

Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

→ *Relevant Policies and Guidelines:*

- *Managing Urban Stormwater, Soils and Contribution 4th Edition (Landcom);*
- *Approved Methods for the Modelling and Assessment of Air Pollution in NSW EPA.*

17. Utilities

- Preparation of an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure.
- Preparation of an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

18. Staging

Provide details regarding staging of the proposal, including consideration of any future development building envelope and associated cumulative impacts.

19. Contributions

Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

20. Water Sources

- Assess the construction and operational impacts on the Parramatta River, aquatic environment and riparian corridors potentially affected by the proposal and mitigation measures to manage any impacts.
- Assess the construction and operational impacts on groundwater, including groundwater quality, quantity and connectivity and groundwater dependent ecosystems .

→ *Relevant Policies and Guidelines:*

- *NSW Aquifer Interference Policy (NOW, 2012)*
- *NSW State Rivers and Estuary Policy (1993)*
- *NSW Guidelines for Controlled Activities on Waterfront Land (DPI, 2012)*
- *Policy and Guidelines for Fish Habitat Conservation and Management (2013)*

21. Drainage and Flooding

- Detail the drainage system for the proposal and demonstrate that the design adheres to a three-tier stormwater management system in accordance with the City of Parramatta's guidelines and recommendations.

	<ul style="list-style-type: none"> Assess any potential flood risks on-site associated with the proposal and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including: <ul style="list-style-type: none"> the potential effects of climate change, sea level rise and increase in rainfall intensity; details of flood prone land, the flood planning area, and hydraulic categorisation (floodway and flood storage areas); any impacts the proposal may have on the social and economic cost to the community as a consequence of flooding; compatibility of the flood hazard of the land; compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land; appropriate mitigation measures required to offset potential flood risk arising from the proposal; and details of measures to manage risk to life from flood and emergency management/evacuation measures for all flood events including the 1% AEP event up to the PMF, and any impacts the proposal may have on exiting community emergency management arrangements for flooding. Describe the flood assessment and modelling undertaken in determining the design flood levels for events, including the minimum of the 1 in 10 year, 1 in 100 year flood levels and the probably maximum flood (PMF). Model the effect of the proposal (including any bulk earthworks) on the flood behaviour, including: <ul style="list-style-type: none"> the current flood behaviour for a range of design events as identified above, including and up to the probable maximum flood; the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change; any detrimental changes in potential flood affection of other developments or land, including the redirection of flow, flow velocities, hazards and hydraulic categories; and impacts of earthworks and stockpiles within the flood prone land up to the PMF level. <p>22. Waste</p> <ul style="list-style-type: none"> 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. Reducing the quantum of solid waste to landfill and increasing opportunities of solid waste recycling should be a key focus of this project. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.
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"> Site Analysis Plan; Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries, and relevant natural features within adjoining land, including any easements or other legal affectations on the title; Architectural drawings (dimensioned and including RLs); Shadow Diagrams; View Analysis / Photomontages; Landscape and Public Domain Plan (identifying any trees to be removed and trees to be retained or transplanted); Stormwater Concept Plan; Sediment and Erosion Control Plan;

	<ul style="list-style-type: none"> • Energy Efficiency Report; • Waste Management Plan; • Accessibility Report; • Preliminary Construction Environment Management Plan, inclusive of a Preliminary Construction and Pedestrian Traffic Management Plan; • Draft Event Management Plan; • Draft Emergency Response and Evacuation Plan; • Geotechnical and Structural Report; • Arborist Report; • Acid Sulphate Soils Management Plan (if required); and • Schedule of materials and finishes (i.e. building, landscaping and public domain).
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"> • City of Parramatta; • Heritage Council of NSW; • Roads and Maritime Services; and • Transport for NSW. <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	<p>If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>