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 9835
Project Name	Sydney Football Stadium (Stage 2) – design, construction and operation
Location	Sydney Football Stadium, 40-44 Drivers Avenue, Moore Park within City of Sydney Council
Applicant	Infrastructure New South Wales
Date of Issue	10/04/2019
General Requirements	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 *Environmental Planning and Assessment Regulation 2000* (the Regulation). Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data; • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: • 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; and • 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 contained in all relevant environmental planning instruments, including: ○ State Environmental Planning Policy (State & Regional Development) 2011; ○ State Environmental Planning Policy (Infrastructure) 2007; ○ State Environmental Planning Policy No.55 – Remediation of Land;

- Draft State Environmental Planning Policy – Remediation of Land;
- Draft State Environmental Planning Policy (Environment) 2017;
- State Environmental Planning Policy No. 64 – Advertising and Signage;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and
- Sydney Local Environmental Plan 2012 (Sydney LEP).

- *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 provide justification for any contravention of the development standards.

- *Sydney Football Stadium Concept Proposal*
  In accordance with the *Environmental Planning and Assessment Act 1979*, demonstrate that the proposal is not inconsistent with the development consent granted for the Sydney Football Stadium Concept Proposal (SSD 9249).

2. Policies

- Address the relevant planning provisions, goals and strategic planning objectives in the following:
  - NSW State Priorities;
  - The Greater Sydney Regional Plan – A Metropolis of Three Cities;
  - NSW Future Transport Strategy 2056;
  - NSW Energy Efficiency Action Plan 2013;
  - NSW Resource Efficiency Policy (GREP);
  - Draft Greener Places Policy;
  - Eastern City District Plan;
  - Better Placed: An integrated design policy for built environment of NSW;
  - Crime Prevention Through Environmental Design (CPTED) Principles;
  - Sustainable Sydney 2030;
  - City of Sydney Cycling Strategy and Action Plan 2018-2030;
  - City of Sydney Walking Strategy and Action Plan 2015-2030;
  - City of Sydney's Liveable Green Network;
  - Sydney's Bus Future 2013;
  - City of Sydney Tourism Action Plan 2015;
  - City of Sydney Competitive Design Policy 2013; and
  - City of Sydney Interim Floodplain Management Policy.

3. Operation

- Provide details of the proposed events and activities at the Sydney Football Stadium and surrounding precinct, including the estimated number, type (i.e. full capacity, half capacity and double headers) and duration (including set up and set down) of events and activities per year, including maximum spectator numbers.
- Provide details of 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 Principles,

which addresses issues of public and crowd safety and behaviour management.

- Identify the likely types and volumes of waste to be generated during operation and describe the measures to be implemented to collect and dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.

4. Design Excellence

- Demonstrate Design Excellence in accordance with the requirements of:
  - Sydney LEP 2012; and
  - the conditions of consent for SSD 9249 relating to Design Excellence in Schedule 2.
- Provide a Competitive Design Alternatives Report signed by the members of the assessment panel responsible for selecting the winning design through the Competitive Design Process.
- Include the following details within the Competitive Design Alternatives Report as described by the SFS Design Excellence Strategy submitted with SSD 9249:
  - that details of each of the design alternatives considered;
  - an assessment of the design merits of each alternative;
  - the rationale for the choice of preferred design and clearly demonstrate how this preferred design best exhibits design excellence in accordance with the provisions of Clause 6.21(4) of the Sydney Local Environmental Plan 2012 and the approved SFS Design Excellence Strategy;
  - how this preferred design and the overall site layout is consistent with the Sydney Football Stadium Urban Design Guidelines submitted with SSD 9249;
  - a copy of the brief issued to the architectural firms; and
  - how the winning scheme is capable of achieving design excellence in accordance with Clause 6.21(4) the design excellence provisions of the Sydney LEP 2012 and the City of Sydney Competitive Design Policy 2013.
- Provide details of the Design Integrity Assessment Panel as required by condition B8 of Schedule 2 of the development consent for SSD 9249.
- In accordance with Schedule 2, Condition C2 and C3 of SSD 9249, provide a Design Integrity Assessment Report.

5. Built Form and Urban Design

- Address the height, bulk and scale, and setbacks of the proposal in relation to the approved building envelope.
- Assess the height, bulk, scale and setbacks of the proposed stadium in relation to the locality and the surrounding development topography and streetscape, having regard to the heritage significance of the surrounding locality.
- Assess how the proposed built form is consistent with and located within the maximum building envelope approved under SSD 9249.
- Assess how the proposal achieves consistency with the *Sydney Football Stadium Urban Design Guidelines* (SSD 9249).
- Address design quality, with specific consideration of the overall site layout, streetscape, public spaces design and layout, proposed level changes and connections across the site, entrances, plazas, concourse and relationship to Driver Avenue, parklands and Moore

	Park Road, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours, landscaping and Crime Prevention Through Environmental Design Principles. • Detail how services, including but not limited to waste management, loading zones and mechanical plants, are integrated into the design of the development. • Provide a framework identifying how the associated commercial activities within the stadium structure are to be separated from the identified public spaces in the *Sydney Football Stadium Urban Design Guidelines* (SSD 9249). • Assess how the proposal will achieve equity of access throughout the development with identified routes for people with a disability. • Provide a landscape and public domain plan that details the proposed open spaces, structures, features, lighting, bike parking, signage, hard and soft landscaped areas and public realm including details of any tree removal, retention or relocation / new tree plantings, the benefits of the proposed landscape elements and how this extends to the use and activation of the stadium precinct. • Provide details of the urban design strategy for the vehicular and pedestrian access to the site including wayfinding and equitable design outcome for all users. This should include strategies for event and non-event days. • Assess how the proposal achieves effective circulation for day to day activity, match day and event mode to demonstrate crowd control and movement. • Assess how effective pedestrian circulation for day to day activities will be achieved on the event days when public access within the site would be allowed in addition to the patrons. This should include details of wayfinding, crowd control and movement. • Outline the potential types and extent of planned activities for the open space activation during event and non-event day operations including details of circulation, crowd control and movement. • Provide details of the method for the incorporation of sustainability into design. • Provide a detailed landscape and public domain plan showing existing (pre-Stage 1 works) and proposed services and reinstatement works to Moore Park Carpark 1 (MP1) including replacement tree planting. • Assess how the proposal will integrate with Sydney City, including the adjacent Sydney Cricket Ground, through broader connectivity and public domain improvement works. • Assess the environmental and operational impacts upon adjacent recreational zones and associated land uses, particularly, Driver Avenue and the land immediately east of the roadway. • Provide details to address how the proposal will minimise and / or mitigate adverse environmental and operational impacts on adjacent recreational zones and associated land uses (if any). • Outline how the development will complement the broader recreational setting of Moore Park. **6. Visual Impact** • Provide a detailed visual / view impact analysis that considers the impact of the proposed stadium (compared to the demolished building(s) on the site and the approved envelope) when viewed from the public domain and key vantage points surrounding the site. This is to include a written description of the view pre-demolition of stadium on the site, the likely impact and justification of the proposal

	and any required mitigation measures. The view locations and methodology for the analysis must be prepared in consultation with the Department. • Provide details of all visual amenity impacts on the surrounding occupiers of land. • Provide details of the management and / or mitigation measures in case of the identified adverse visual amenity impacts (if any) on the surrounding occupiers of land. **7. Disabled access** • Provide an Access Report to demonstrate that the building(s) and all public domain areas have been designed and is / are capable of being constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia and the Disability Discrimination Act. • Demonstrate equitable design outcome for all users. **8. Environmental Amenity** • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, overshadowing and acoustic impacts. • Include a lighting strategy and measures to reduce spill into the surrounding sensitive receivers. • Provide a wind assessment of the detailed design including a wind tunnel study. • Assess the environmental amenity impacts including solar access, acoustic impacts, visual privacy, overshadowing and wind impacts and include the proposed management and / or mitigation measures in case of any identified adverse impacts. • Provide details of shading outside the stadium, within the site, to enable respite in heatwave and extreme heat conditions for the stadium users. • Provide details regarding shaded areas within the site outside the stadium structure for the event ticket holders as well as other users of the public spaces within the site. **9. Traffic, Transport and Accessibility (construction and operation)** • Include a traffic and transport accessibility impact assessment, which includes details of, but is not limited to, the following: ○ accurate details of the current daily and peak hour vehicle, existing and future public transport networks, special event bus network and pedestrian and cycle movement provided on the road network surrounding the stadium on a typical weekday and weekend (event day) with consideration of simultaneous events within the Moore Park Precinct and parking occupancy on a typical weekday and weekend (event day) including peak events (full capacity) and double header (two peak events occurring within the precinct); ○ indicate the activities at the stadium, including type of events, number of events and capacity of the various type of events; ○ details of estimated total daily and peak hour trips generated by the completed stadium including vehicle (including point-to-point transport), public transport, coaches, special event buses, pedestrian and bicycle trips, major events (full capacity), double header events (full capacity), minor events (half capacity) and no event scenarios and the impact upon the surrounding road network with consideration of simultaneous events within the Moore Park Precinct;

	○ the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site including the Sydney Light Rail, pedestrian and bicycle networks and associated infrastructure, including future enhancements, to meet the demand for the future development; ○ the estimated future daily and peak hour trips and movements for each event scenario in the surrounding road network, including cumulative impact from nearby development, within and outside of the Moore Park Precinct, including from point to point transport and continued operation of special event buses; ○ the impact of trips generated (pedestrians, bicycle, motor vehicles and public transport (including the Sydney Light Rail and special event buses) by the development on nearby intersections, with consideration of the cumulative impacts with appropriate traffic modelling from other approved developments in the vicinity and simultaneous events within the Moore Park Precinct; ○ the identification of infrastructure required to manage any impacts on transport efficiency and public transport operation (including the Sydney Light Rail and special event buses) and road safety impacts associated with the future development, including details on improvements required to affected intersections; ○ the impact of increased demand generated by operations of the stadium on the existing and future public transport network, (including the Sydney Light Rail and special event buses), pedestrian and bicycle networks and point-to-point transport and coach facilities and the adequacy of the networks and facilities to cater for the development; ○ integration of the development with the existing / future public transport network including the Sydney Light Rail; ○ measures to encourage worker staff and visitors to travel by public transport, walking, cycling and car sharing, including minimal on-site parking for spectator use, integrated ticketing between events and transport providers; ○ provision of adequate bicycle parking and end of trip facilities and improved connections between the stadium and public transport nodes and pedestrian and bicycle networks; ○ the wayfinding strategy and associated infrastructure (including lighting) to support the movement of large crowds to and from public transport servicing the Moore Park Precinct (including from the CBD, Central Station and Kings Cross Station), special event buses, coach and point to point transport pick-up and drop-off locations, including consideration of signage height and illumination and decision points; ○ the operational access arrangements, including internal circulation network (for motor vehicles, pedestrians and cyclists), and measures to mitigate any associated traffic and road safety impacts and impacts on the road network, public transport and pedestrian and cycle networks; ○ the impact of any proposed roads or driveways; ○ access arrangements for emergency vehicles; ○ strategies and associated infrastructure to segregate hostile vehicles from public transport users (including paths between the stadium and public transport nodes) and areas of people congregation; ○ provisions of adequate set-down/pick-up facilities for buses, coaches, taxis and ride-share point to point transport vehicles and coaches (including coach layover) for each event scenario to meet the demand of the development; compliance with the relevant and Australian

Standards for vehicle parking with accessible areas close to main entries incorporating lighting and passive surveillance; and
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type, routes and the likely arrival and departure times).
- Provide a plan for the management of traffic and transport for the various event scenarios of the development to ensure that event traffic and transport, including pedestrians and cyclist is safely and efficiently managed, including during simultaneous events within the Moore Park precinct.
- Provide an indicative mapping of potential overflow parking impacts on surrounding suburbs and areas including Centennial Park, parts of Kensington and northern parts of Randwick during a major event, in the Green Travel Plan or Travel Demand Management Strategy to be submitted with the application.

➢ Relevant Policies and Guidelines:
- Guide to Traffic Generating Developments (Roads and Maritime Services);
- Cycling Aspects of Austroads Guides;
- NSW Planning Guidelines for Walking and Cycling;
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development;
- Standards Australia AS2890.3 (Bicycle Parking Facilities);
- Standards Australia AS2890.1, AS2890.2 and AS2890.6; and
- Development near Rail Corridors and Busy Roads – Interim Guideline.

10. Signage Details
- Provide a detailed signage strategy for the entire site including information and scaled drawings of the location, type, construction, materials and total number of signs proposed for the development.

11. Public art
- Provide details of public art strategies to be incorporated into the overall design to:
- deliver essential infrastructure in creative and innovative ways through the use of public art;
- promote sustainability through public art in new development;
- ensure that public art is an integrated and cohesive part of new development; and
- recognise former uses through interpretive public art.

➢ Relevant Policies and Guidelines:
- City of Sydney Public Art Strategy and Policy (available at http://www.cityartsydney.com.au/about/public-art-strategy-policy/).

12. Wind Effects
- Provide a Wind Effects Report based on the conclusions and recommendations in the preliminary *Wind Considerations for Stadium Design* prepared by Arup dated 27 April 2018 (SSD 9249).
- The report is to be prepared by a suitably qualified engineer and is to:

- be based on wind tunnel testing, which compares and analyses the current wind conditions and the wind conditions created by the proposed stadium and any other ancillary buildings;
- report the impacts of wind on the pedestrian environment at the

	footpath level within the site and the public domain; and ○ provide design solutions to minimise the impact of wind on the public and private domain. • Assess the potential wind impacts on the ground level environment having regard to Section 3.2.6 (wind effects) of Sydney Development Control Plan 2012 (Sydney DCP). **13. Reflectivity** • Ensure that light reflectivity does not exceed 20%. • Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings. **14. 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 development. • Demonstrate how the future development will be designed to achieve LEED rating using the previous stadium as the "reference building" for the assessment or any other equivalent sustainability rating tool as listed in section 5.3 of the *Sydney Football Stadium Redevelopment Environmentally Sustainable Design Strategy* prepared by Aurecon dated 11 May 2018 (SSD 9249). • Undertake an analysis of the likely service demands for drinking water, wastewater and recycled water services and outline the Integrated Water Management principles detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. This should include preliminary details of sustainability initiatives that will minimise/reduce the demand on supplies. • Address the implementation of water sensitive urban design and energy conservation and efficiency measures, including sizing of key elements. • Measures could include (but not be limited to): ○ rainwater harvesting and re-use; ○ water efficient fixtures; ○ installation of rooftop solar photovoltaic arrays for on-site electricity generation; ○ storage of surplus energy generated by rooftop solar photovoltaic arrays; use of electric vehicles for dedicated on site transport tasks (where possible); and ○ energy efficient electrical equipment, fittings and fixtures. ➢ Relevant Policies and Guidelines: • NSW and ACT Government Regional Climate Modelling (NARCliM) climate change projections; and • OEH (2015) Urban Green Cover in NSW Technical Guidelines. **15. Environmental Risk** • Include preliminary consideration of the management of environmental risks to all persons utilising the future facility, including (but not limited to): ○ extreme heat; ○ storms and flooding; and ○ building performance and / or mitigation of climate change, including consideration of Green Star Performance.

16. Design of Resilience to Climate Change

- Provide a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change, specifically in relation to:
  - hotter days and more frequent heatwave events;
  - extended drought periods;
  - more extreme rainfall events;
  - gustier wind conditions; and
  - how these will inform material selection and social equity aspects (respite / shelter areas).
  - Provide details of integration of landscape design and plant choice to future proof the design for change.

17. Heritage

- Provide a heritage impact statement (HIS) addressing the extent of impact on the heritage significance of the heritage items/heritage conservation areas, landscape items and settings within the site and in the vicinity, in accordance with the guidelines in the NSW Heritage Manual.
- In particular, assess the impact of the proposal on the following heritage items:
  - Busby's Bore including tunnels, shafts and wells (SHR No. 00568);
  - existing trees within the site;
  - Sydney Cricket Ground Members Stand and Lady Members Stand (SHR No. 00353);
  - Centennial Park, Moore Park, Queens Park (SHR No. 01384);
  - Paddington South Conservation Area;
  - Moore Park Conservation Area; and
  - Sydney Cricket Ground Conservation Area.
- Address the proposal's compliance with policies or relevant Conservation Management Plans (if applicable) for the abovementioned sites / conservation areas along with relevant mitigation measures (where relevant) in the HIS.
- Provide an archaeological assessment that identifies the locations and appropriate buffer zones of archaeological relics in or near the current project boundary area including Busby's Bore.
- Provide an archaeological research design and excavation methodology, prepared by a suitably qualified Excavation Director based on the archaeological assessment and impact analysis, to support the mitigation strategy.
- Provide mitigation measures (recommended by a suitably qualified Structural Engineer) to avoid direct or indirect impact on significant archaeological relics.
- Provide a draft Construction Heritage Management Plan that details measures to avoid impacts on surrounding heritage items. This should incorporate the recommendations of the Methodology Statement – Working Near Busby's Bore dated September 2018 (SSD 9249).
- Provide a Heritage Interpretation Plan such that the history and significance of the site is interpreted and incorporated as part of the detailed design of the site including the landscaping, public domain areas and new stadium itself.
- Consider the impacts of the proposed stadium design on the settings and view lines for the above-mentioned heritage items and include

appropriate management and / or mitigation measures to minimise adverse visual impacts.

➢ Relevant Policies and Guidelines:
- Centennial Parklands Conservation Management Plan.

18. Social Impacts
- Assess the social and economic impacts of the development, including impacts the stadium will have on the Sydney CBD and the local region, including tourism, retail, entertainment and night-time economies. In particular, assess how the proposed development will respond to any impacts relating to:
  - proposed pedestrian connections to the adjoining lands;
  - impacts on the Moore Park and Centennial Parklands due to any increased frequency of events and greater use of the on-grass car parking on Moore Park;
  - impacts on Sydney Light Rail construction works; and
  - anti-social behaviour and security risks that may be related to the operation of the stadium.

➢ Relevant Policies and Guidelines:
- Centennial Parklands Plan of Management 2006 – 2016; and
- Moore Park Master Plan.

19. Aboriginal Heritage
- Identify and describe the Aboriginal cultural heritage values that exist across the site and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR).
- Identify and address the Aboriginal cultural heritage values in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH, 2010).
- Undertake consultation with Aboriginal people and document in accordance with Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values of Aboriginal people who have a cultural association with the land are to be documented in the ACHAR.
- Identify, assess and document all impacts on the Aboriginal cultural heritage values in the ACHAR.
- The EIS and the supporting ACHAR must demonstrate attempts to avoid any impact upon cultural heritage values and identify any 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 OEH.

20. Noise and Vibration
- Identify and provide a quantitative assessment of the main noise and vibration generating sources including details of the impacts on surrounding residences and other noise sensitive locations (including the adjoining UTS campus) during (but not limited to):
  - demolition of the existing slabs and footings, pavements and redundant in-ground services;
  - site preparation, piling, bulk earthworks, construction and construction-related activities and vehicle movements;

- proposed on-site concrete crushing (if any)
- the likely noise impacts due to the operation of the new stadium and associated facilities, particularly:
  - during events involving the use of sound amplification; and
  - during pre and post event activities such as sound test, rehearsals, 'bump-in'/'bump-out', site clean-up, goods deliveries and waste collection including out-of-hours activities and vehicles accessing the basement.
- the likely noise impacts of operation of the new stadium and associated facilities, in conjunction with existing facilities located on the Trust lands; and
- identification of key noise mitigation and management measures that would inform the final design of the new stadium.

- Outline the likely noise impacts during events involving pyrotechnic displays and include measures to manage any adverse acoustic impact on the surrounding noise sensitive locations during such events.
- Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land including (but not limited to) acoustic details of the stadium structure, management of events / activities within and outside the stadium structure (within the open areas of the site outside the structure), restrictions to construction hours, appropriate location of the crusher, intra-day respite periods during noisy activities, noise barriers where needed and operational hours and restrictions.
- Provide a clear / plain English explanation of the adopted noise levels under the proposed new noise management framework, referred to in the development consent for SSD 9249, and how they relate to the noise levels prescribed in Notice of Preventive Action 1003904 (as at the date of the development application and as varied from time to time).
- Provide a justification as to why the proposed new noise management framework is the appropriate approach for the development.
- Provide a draft Construction Noise and Vibration Management Plan that outlines measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

➢ Relevant Policies and Guidelines:

- NSW Noise Policy for Industry 2017 (EPA);
- Interim Construction Noise Guideline (DECC);
- Assessing Vibration: A Technical Guideline 2006; and
- Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008).

21. Contamination

- Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.
- Provide details of the methods of identification, handling, transport and disposal of any asbestos containing and other hazardous materials that may be encountered during this development.
- Include documentation that demonstrates the requirements of SEPP 55 are addressed. In this regard, the hierarchy of assessment may include but not be limited to the following:
  - Preliminary Environmental Site Investigation (PSI or Stage 1 assessment);

- Detailed Environmental Site Investigation (DSI or Stage 2 assessment);
- Remediation Action Plan (RAP);
- Review by NSW EPA Site Auditor;
- Site Validation Report; and
- Site Audit Statement (SAS).
- Submit Spoil and Demolition Waste Strategy or Protocol, in case of a RAP being submitted. The Spoil and Demolition Waste Strategy should identify how contaminated material and soil will be managed during the demolition stage both on-site and off-site demonstrating that suitable processes would be in place to ensure no cross contamination or unauthorised disposal of contaminated material occurs.

➢ Relevant Policies and Guidelines:
- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP);
- NSW EPA Sampling Design Guidelines;
- Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017;
- Guidelines for Consultants Reporting on Contaminated Sites 2011; and
- The National Environment Protection (Assessment of Site Contamination) Measure 2013 (as amended).

22. Underground petroleum storage
- Provide details of measures proposed to ensure the development would not compromise the integrity of the existing underground petroleum storage system, and to prevent adverse impacts on groundwater resources in the event that the integrity of the underground petroleum storage system is compromised during Stage 2 works.
- Provide details of coverage of the design, installation and operation of any emergency back-up generator and associated 'underground petroleum storage system' within the meaning of the Protection of the Environment Operations (Underground Petroleum Storage Systems' Regulation 2014.

23. Biodiversity Impact
- Assess and document the flora and fauna impacts related to the proposal by a suitably qualified person.
- Biodiversity impacts related to the proposed development (SSD 9249) are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method.

  Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report unless otherwise specified under the Act.
- Provide details of the impacts of the proposal on the Kippax Lake habitat and fauna, in relation to noise and light spill.

24. Utilities

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

25. Contributions

- Address City of Sydney Council's 'Section 7.11 Contribution Plan'.

26. Drainage

- Detail measures to minimise construction and operational water quality impacts on surface waters and groundwater including Kippax Lake and Moore Park.
- Stormwater plans detailing the methods of drainage without impacting on the downstream properties.

➢ Relevant Policies and Guidelines:

- Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).

27. Water and Natural Resources

- Identify the background conditions for any water resource likely to be affected by the development.
- Identify the annual volumes of surface water and groundwater proposed to be taken by the activity (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan.
- Identify any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- Identify and map the water sources likely to be impacted by the development including rivers, estuaries, waterways, wetlands, groundwater, groundwater dependent ecosystem, proposed intake and discharge locations.
- Identify whether any construction activities would intersect the water table and require dewatering, in accordance with the assessment process for aquifer interference activities, NSW Aquifer Interference Policy 2012.
- Assess impacts on hydrology including water balance, surface and ground water sources (both quality and quantity), downstream water dependent flora and fauna, related infrastructure, adjacent licensed water users, rivers, streams, wetlands, estuaries, basic landholder rights, groundwater dependent ecosystems.
- Outline strategies and measures proposed to reduce and mitigate these impacts on hydrological attributes.
- Provide full technical details and data (where relevant) of:
  - all surface and groundwater modelling;
  - surface and groundwater monitoring activities and methodologies;
  - management and disposal of produced or incidental water;
  - monitoring groundwater levels to assess the high wet weather groundwater levels and its relation to the basement level; and
  - final landform of the site, including final void management (where relevant) and rehabilitation measures.

- Any dewatering (if applicable) should identify and demonstrate the drawdown impacts on nearby users including potential Groundwater Dependent Ecosystems.
- Where dewatering is required, a Dewatering Management Plan must be developed that includes the method of groundwater disposal.
- Identify an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- Assess any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
- Prepare groundwater level contour map (mAHD) of the Botany Sands Groundwater Source, for the entire site with actual field data indicated at bore sites, based on field observation.
- Provide a detailed and consolidated site water balance.
- Provide the assessment of the impact on "Water and Soils" in relation to the proposed development in accordance with the document 'Attachment A – OEH Standard Environmental Assessment Requirements (sub points 10 - 13), which is attached to the SEARs.

➢ Relevant Policies and Guidelines:
- NSW Aquifer Interference Policy (2012).

28. Flooding
- Identify flood risk on-site (detailing the most recent flood studies for the project area) 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. If there is a material flood risk, include design solutions for mitigation.

➢ Relevant Polices and Guidelines:
- City of Sydney Interim Floodplain Management Policy; and
- Centennial Park Floodplain Risk Management Plan.

29. Aviation
- Provide details of impact of the proposed development on Aviation and Airspace protection considering the Obstacle Limitation Surface for Sydney Airport.

30. Construction Management (including construction traffic)
- Provide an assessment of potential impacts of the construction on surrounding buildings and the public domain, including noise and vibration, air quality and odour impacts, dust emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction waste.
- Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.
- 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.
- Detail measures and procedures to minimise and manage the

generation and off-site transmission of sediment, dust and fine particles.

- Assess construction traffic impacts in a draft Construction Traffic and Pedestrian Management Plan (CTPMP) which shall address, but not be limited to, the following:
  - an assessment of the cumulative impacts associated with other construction activities;
  - an assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;
  - details of the construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process; o details of anticipated peak hour and daily truck movements to and from the site;
  - details of car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicles, including measures to reduce construction worker private vehicle trips;
  - details of temporary cycling and pedestrian access arrangements during construction;
  - details of any crane locations and road closures;
  - details of construction vehicle access arrangements at all stages of construction;
  - details of a consultation strategy for liaison with surrounding stakeholders;
  - details of the traffic and transport impacts during construction and how these impacts will be mitigated for any impacts to traffic, pedestrians, cyclists, parking, and public transport (including special event buses) within the Moore Park Precinct, including during adjacent events; and
  - details of vehicle size, truck routes, truck movements, hours of construction, access arrangements, parking arrangements and traffic control measures for all demolition/construction activities.

➢ Relevant Policies and Guidelines:

- Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom);
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA);
- Guidelines for development adjoining land and water managed by DECCW (OEH, 2013);
- Waste Classification Guidelines Parts 1 (General): (https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/waste-classificationguidelines); and
- Underground Petroleum Storage Systems Best Practice Guide for Environmental Incident Prevention and Management: (https://www.epa.nsw.gov.au/your-environment/contaminated-land/preventing-contaminatedland/upss).

31. Staging

- Outline the details of staging of construction works and the timing for each stage of the works (where relevant).

32. Community Engagement Report

- Identify and detail the communication and community engagement activities undertaken and proposed to be undertaken.

Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Architectural drawings showing key dimensions, RLs, scale bar and north point, including: ○ plans, sections and elevation of the proposal at no less than 1:200; ○ illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes; ○ details of proposed signage, including size, location and finishes; and ○ detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality. • Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: ○ integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed; ○ plan identifying significant trees, trees to be removed and trees to be retained or transplanted; and ○ detailed public domain plans including the proposed public spaces and key spaces for Driver Avenue entry and interfaces with surrounding open spaces, parks and streets o hardworks plans including all pavement, wall, stairs, ramps, structures, kiosks and furniture. • Site survey plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries. • Site and context analysis plan. • Plans and schedules showing compliance with SSD 9249 (Sydney Football Stadium Concept Proposal and Stage 1). • Architectural, urban design and public domain statement. • View analysis including a comprehensive Visual Impact Assessment Report, photomontages and architectural renders, including from those from public vantage points, surrounding heritage items and from locations where private views are affected. • Shadow / solar access report and diagrams for the stadium and all public spaces including nearby parkland and public domain, and verification. • Physical and 3D digital model in accordance with City of Sydney specifications. • Wind assessment Report. • Flood assessment / stormwater management plan(s). • Contaminated land assessment in accordance with SEPP 55 guidelines, Remedial Action Plan and Validation Report (where relevant). • ESD assessment report including a whole of life assessment. • Pre-submission consultation statements in accordance with the requirements of SSD 9249. • Competitive Design Alternatives Report. • Design Integrity Assessment Report. • Moore Park Masterplan 2040 – Stadium Implementation Plan as required by the development consent for SSD 9249. • Heritage impact statement and archaeological assessment report. • Social and economic impact assessment report.

	• Access / DDA impact statement. • Transport, traffic and parking assessment including a Construction Management Plan. • Travel Demand Management Strategy. • Green Travel Plan. • Sediment and erosion control plan. • Noise and vibration report (construction and operation). • Air quality assessment report. • Services and utilities infrastructure report. • Geotechnical and structural report. • Lighting strategy. • Arborist report. • Waste management plan. • CPTED assessment (including a safety and security assessment). • Community Consultation Report.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, Community Consultative Committee (where one exists), special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular you must consult with: • City of Sydney, Woollahra, Randwick and Waverley Councils; • Office of Environment and Heritage; • Sydney Coordination Office within Transport for NSW; • Sydney Light Rail; • Roads and Maritime Services; • Environment Protection Authority; • Sydney Water; • Department of Primary Industries; and • Centennial Parklands Trust. Consultation with stakeholders should commence as soon as practicable to agree the scope of investigation. 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 two years of the issue date of these SEARs, you must consult further with the Planning 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.