



NSW GOVERNMENT
Department of Planning

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Mr Robert Chambers
Director
BBC Consulting Planners
PO BOX 438
BROADWAY NSW 2007

Our ref: MP 07_0144
Your ref:
File: S07 - 01821

Dear Mr Chambers,

Director General's Requirements - former Moore Park Show Grounds (MP 07_0144).

Thank you for your letter dated 25 October 2007 requesting that your proposal be declared a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

I am writing to advise you that the Minister for Planning, formed the opinion on 3 March 2008 that your proposal is a Project and that Part 3A of the Act applies. At that same time the Minister also authorised the submission of a Concept Plan for the proposal.

Please find attached the Director-General's environmental assessment requirements (DGRs) for the proposal. The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies.

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the proposal.

Prior to exhibiting the Environmental Assessment (EA), the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the EA does not adequately address the DGR's, the Director-General may require the proponent to revise the EA to address the matters notified to the proponent.

Following this review period the EA will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the EA to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies outlining their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the EA.

If you have any enquiries about these requirements, please contact Anthony Witherdin on 02 9228 6173 or via e-mail at anthony.witherdin@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director
(as delegate for the Director General)

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Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 07_0144
Project	<p>This proposal seeks Concept Plan approval for amendments to the existing Master Plan DA approved for the former Moore Park Showground, by;</p> <ul style="list-style-type: none"> Identifying the location of 9 new building sites within the entertainment quarter; Increase the maximum permissible floor space from 123,813sq.m, (master plan approval) to 144,000sq.m in accordance with SEPP 47-Moore Park Show grounds; and Modify the allocation of floor space from the Working studio precinct to the Entertainment Quarter (Master Plan Approval). Demolition of buildings 17 on site B and 125 on site K.
Location	Former Moore Park Showgrounds
Proponent	BBC Consulting Planners, for Colonial First State Managed Property Ltd.
Date issued	14 March 2008
Expiry date	2 years from date of issue
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> SEPP 47, SEPP 55 and SEPP 66. Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. Justification of the proposed departures from the 1996 Master Plan. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the Moore Park Showgrounds site and its locality. Land Use/GFA/Retail Use <ul style="list-style-type: none"> The EA shall detail individual land uses for each of the proposed building envelopes and assess the suitability of the site for the proposed land uses considering SEPP 47 and existing and surrounding land uses, in particular impacts on adjoining residential areas. The EA shall also assess the proposed allocation and provision of additional GFA over the site and include a site audit of the existing and proposed GFA over the entire site. The proposed retail uses shall be directed to be ancillary and complementary to the "Entertainment" nature of the site and precinct and not a regional/subregional retail attraction. A retail economic study shall be submitted analysing the additional retailing impact on surrounding centres/retail area, including Bondi Junction and Oxford Street, Paddington. Environmental and Residential Amenity The EA must address solar access, view analysis, view loss/impact, wind impacts and achieve a high level of environmental and residential amenity. Car parking / Traffic Impacts (Construction and Operational) The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA shall also provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s),

	<p>car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages.</p> <p>6. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the proposed development and for the future design and ongoing operation phases of the development.</p> <p>7. Contributions The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>8. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Other Key Issues	<p>Heritage The EA shall provide a Heritage Impact Statement (HIS) should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact". The HIS shall include photomontages of the proposed building envelopes within the site context from key vistas.</p> <p>Economic Impact Assessment (retail/commercial development only) The EA shall address the economic impact of the proposal and include an investigation into the impact upon the retail, commercial and residential industry within the locality and having regard to the hierarchy of centres in the relevant regional strategy.</p> <p>Staging The EA must include details regarding the staging of the proposed development.</p> <p>Concept Plan The Concept Plan shall also consolidate the 1996 master plan to create one single document.</p>
Deemed refusal period	120 days

Plans and Documents to accompany the Application

<u>General</u>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
<u>Plans and Documents</u>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • 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. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • the height (AHD) of the proposed development in relation to the land;. 5. Other plans (to be required where relevant): <ul style="list-style-type: none"> • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.

	<ul style="list-style-type: none"> • Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
<u>Documents to be submitted</u>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.