

Director General's Requirements

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

Application number	MP10_0026
Project	Remediation and land forming works
Location	Barangaroo, Sydney
Proponent	Lend Lease (Millers Point) Pty Ltd
Date originally issued	23 March 2010
Date modified	8 August 2012
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • An executive summary. • A description of the existing and surrounding environment. • A thorough description of the proposal, including: <ul style="list-style-type: none"> ○ the need for remediation and land forming works; ○ alternatives considered; and ○ interaction with construction activities at the Barangaroo site. • Consideration of any statutory provisions (see below). • A detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> ○ a description of the existing environment; ○ an assessment of the potential impacts of the project, including direct, indirect and cumulative impacts must be considered and any other existing and proposed development/activities; and ○ a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor impacts. • A Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts. • A conclusion justifying the proposal, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the proposal is in the public interest. • A signed statement from the author of the application certifying that the information contained in the report is neither false nor misleading.
Key issues	<p>The EA must:</p> <ol style="list-style-type: none"> 1. Relevant EPI's, Policies and Guidelines <ul style="list-style-type: none"> • Address the provisions of State environmental planning policies that would apply as if those provisions applied to the carrying out of the project, including the following: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State & Regional Development) 2011; ○ State Environmental Planning Policy (Major Development) 2005; ○ State Environmental Planning Policy No 55 – Remediation of Land; and ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. • Demonstrate that the project is consistent with NSW 2021, Metropolitan Plan for Sydney 2036 and the draft Sydney City Subregional Strategy. 2. Concept Plan <ul style="list-style-type: none"> • Demonstrate consistency with the terms of approval of Concept Plan MP06_0162 (as modified). 3. Remediation and Contamination <p>The Environmental Assessment must include a Remedial Action Plan (RAP). The RAP must be prepared in accordance with the contaminated land planning guidelines under section 145C of the</p>

Environmental Planning and Assessment Act 1979 and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*.

Note: The current guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* are the guidelines "*Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land*" 1998

4. Waste Management

- Provide details of the quantity and type of liquid and non-liquid waste generated, handled, processed or disposed of on-site. Waste must be classified according to the Office of Environment and Heritage's Waste Classification Guidelines 2008.
- Provide details of the quantity, type and specifications for all output products proposed to be produced. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply.
- Provide details of intended (or potential) end uses for output products and the relevant product standards used against which those products would be assessed.
- Provide details of the layout, the treatment process and the environmental controls of the proposal.
- Provide details of liquid waste and non-liquid waste management, including:
 - the transportation, assessment and handling of waste arriving at or generated at the site;
 - any stockpiling of wastes or recovered materials at the site;
 - any waste processing related to the proposal, including reuse, recycling, reprocessing or treatment both on- and off-site;
 - the method for disposing of all wastes or recovered materials;
 - the emissions arising from the handling, storage, processing and reprocessing of waste; and
 - the proposed controls for managing the environmental impacts of these activities.
- Provide details of spoil disposal (if applicable) with particular attention to:
 - the quantity of spoil material likely to be generated;
 - proposed strategies for the handling, stockpiling, reuse/recycling and disposal of spoil;
 - the need to maximise reuse of spoil material in the construction industry;
 - identification of the history of spoil material and whether there is any likelihood of contaminated material, and if so, measures for the management of any contaminated material; and
 - designation of transportation routes for transport of spoil.
- Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of, in addition to the requirements for liquid and non-liquid wastes.
- Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage.

5. Soil and Water

- Assess impacts on water quality of Sydney Harbour and proposed management, mitigation and monitoring measures.
- Erosion and sediment controls during remediation.
- Details of water quality monitoring program for Sydney Harbour, with a focus on turbidity and key contaminants.
- Assess the impacts of the proposal on surface and groundwater hydrology and quality.
- Assess the potential impacts on marine vegetation and aquatic ecology, with the works to be designed so that the area and quality of riparian and aquatic habitat types is improved and any further impact on the aquatic environment is minimised.
- Management measures for any barging of contaminated material.

- Stormwater management during construction.
- Assess impacts on estuarine circulation, estuarine water quality and aquatic ecology of land formation works (including impacts on aquatic vegetation from direct smothering and any changes that may result from altered hydrological regimes of surrounding waters and bays). Any modification of estuarine foreshores (including the incorporation of measures to improve the habitat value of newly created waters (such as environmentally friendly seawalls) should consider *Environmentally Friendly Seawalls - A Guide to Improving the Environmental Value of Seawalls and Seawall-lined Foreshores in Estuaries* (DECC, 2009).
- Assess the potential impacts on aquatic habitat from altered hydrological regimes, contaminated sediments and potential acid sulphate soils from dredging activities whilst constructing the coves and connecting canal.
- The discharge of stormwater or other water should be assessed by comparison to the relevant water quality objectives and environmental values for Sydney Harbour estuarine waters.

6. Health Impacts

- Assess impacts on health (including extraction of sediments, off-site transport and treatment as well as disposal of sediments), during and following remediation, including details of human exposure scenarios and demonstration that the project will not have unacceptable acute or chronic health effects.

7. Air Quality and Odour

- The EA must include an Air Quality Impact Assessment, including:
 - the identification of the pollutants of concern, including individual toxic air pollutants, dust and odours;
 - the identification and assessment of all relevant fugitive and point source emissions, including cumulative impacts of the operation of the plant in relation to other construction activities; and
 - proposed air quality management and monitoring procedures.

8. Noise

- The EA must include an assessment of noise and vibration impacts, including construction, operation, traffic and cumulative noise. The assessment must also outline proposed noise mitigation and monitoring procedures.

9. Traffic

- The EA must include a Traffic Impact Assessment (TIA) that evaluates:
 - daily and peak traffic movements likely to be generated by the project;
 - cumulative impacts associated with other construction activities on the Barangaroo site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; and
 - details of any proposed transportation of materials via the Harbour and proposed locations for handling materials.

10. Climate Change and Sea Level Rise

- Undertake an assessment of the risks associated with sea level rise on the proposal as set out in the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

11. Heritage

- Undertake an assessment of the likely impacts on the proposal on any heritage or archaeological items and proposed mitigation and conservation measures.

12. Visual

- Identify and assess the visual impacts of the project.

	<p>13. Staging</p> <ul style="list-style-type: none"> • Provide details on the staging of the project. <p>14. Ecological Sustainable Development</p> <ul style="list-style-type: none"> • Identify how the development will incorporate ESD principles in the design and construction phases of the development. <p>15. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the department's <i>Major Project Community Consultation Guidelines October 2007</i>. In particular, you should consult with City of Sydney Council and the EPA.
Deemed refusal period	60 days

Policies & Guidelines

Aspect	Policy /Guideline/Plan
Contamination	<p>State Environmental Planning Policy (Remediation of Land) No.55</p> <p>Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land 1998 (DP&I)</p> <p>Guidelines for Consultants on Reporting on Contaminated Sites (1997) (EPA)</p> <p>Contaminated Land Management Act 1997</p> <p>National Environment Protection (Assessment of Site Contamination) Measure 1999</p>
Air Quality & Health	<p>Protection of the Environment Operations (Clean Air) Regulation 2002</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (OEH)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (OEH)</p> <p>Protection of the Environment operation (Clear Air) Regulation</p> <p>Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and enHealth Council)</p> <p>Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006</p>
Water	
<i>Surface Water</i>	<p>Managing Urban Stormwater: Treatment Techniques (OEH)</p> <p>Managing Urban Stormwater: Source Control (OEH)</p> <p>Managing Urban Stormwater: Soils & Construction (Landcom)</p> <p>Technical Guidelines: Bunding & Spill Management (OEH)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)</p> <p>Using the ANZECC Guideline and Water Quality Objectives in NSW (OEH)</p> <p>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH)</p>
Noise	<p>NSW Industrial Noise Policy (OEH)</p> <p>Environmental Criteria for Road Traffic Noise (NSW EPA)</p> <p>Environmental Noise Control Manual (OEH)</p> <p>Development Near Rail Corridors and Busy roads – Interim Guideline 2008.</p>
Waste	<p>Waste Avoidance and Resource Recovery Strategy (Resource NSW)</p> <p>Waste Classification Guidelines 2008 (OEH)</p>
Transport	<p>Guide to Traffic Generating Development (RMS)</p> <p>Road Design Guide (RMS)</p>

Plans & Documents

Plans and Documents	<p>The following plans and relevant documentation shall be submitted (where relevant);</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 (sqm) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. 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; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. 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; • detailed plans, sections and elevations of the land forming works; • the height (AHD) of the proposed development in relation to the land; and • any changes that will be made to the level of the land by excavation, filling or otherwise.
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for the Test of Adequacy; • 12 hard copies and 12 electronic copies of the documents and plans (once the application has been determined adequate); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.