

## Assessment of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SHC SREP) provisions

Clause	Provision	Response
Aims of plan		
(1)	<p>This plan has the following aims with respect to the Sydney Harbour Catchment:</p> <ul style="list-style-type: none"> <li>(a) to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained: <ul style="list-style-type: none"> <li>(i) as an outstanding natural asset, and</li> <li>(ii) as a public asset of national and heritage significance, for existing and future generations,</li> </ul> </li> <li>(b) to ensure a healthy, sustainable environment on land and water,</li> <li>(c) to achieve a high quality and ecologically sustainable urban environment,</li> <li>(d) to ensure a prosperous working harbour and an effective transport corridor,</li> <li>(e) to encourage a culturally rich and vibrant place for people,</li> <li>(f) to ensure accessibility to and along Sydney Harbour and its foreshores,</li> <li>(g) to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity,</li> <li>(h) to provide a consolidated, simplified and updated legislative framework for future planning.</li> </ul>	<p>The proposal seeks to enhance the waterway as a natural asset through providing public foreshore zones along the entire foreshore frontage, which is a significant improvement over the existing situation where this is not easily accessible or useable.</p> <p>The proposal includes upgrades to the stormwater drainage in the area and will improve the water quality of runoff into the waterways through implementing Water Sensitive Urban Design (WSUD) principles. The WSUD strategy is outlined in the Worley Parsons report attached at <b>Appendix 17</b>.</p> <p>The proposal will significantly improve the area and will provide public foreshore zones and pedestrian linkages through the site to access the foreshore.</p> <p>No works are proposed in the waterway and the infrastructure upgrades will ensure that the watercourse and any vegetation is protected and enhanced through improvements to runoff water quality.</p>
(2)	<p>For the purpose of enabling these aims to be achieved in relation to the Foreshores and Waterways Area, this plan adopts the following principles:</p> <ul style="list-style-type: none"> <li>(a) Sydney Harbour is to be recognised as a public resource, owned by the public, to be protected for the public good,</li> <li>(b) the public good has precedence over the private good whenever and whatever change is proposed for Sydney</li> </ul>	<p>The proposal will ensure that the foreshore is opened to the public and is made accessible from the site and surrounding area.</p> <p>The proposal will enhance the environmental aspects of the area through remediation of the site and infrastructure</p>

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	<p>Harbour or its foreshores,</p> <p>(c) protection of the natural assets of Sydney Harbour has precedence over all other interests.</p>	<p>upgrades that will improve water quality in the area and minimise any impacts on the waterway. The proposal is clearly in the public good as it will improve the environmental situation of the site and area and will provide public foreshore access by reducing the private usage of the land close to the foreshore.</p>
Part 2 Planning Principles		
(13)	<p>Sydney Harbour Catchment</p> <p>The planning principles for land within the Sydney Harbour Catchment are as follows:</p> <ul style="list-style-type: none"> <li>(a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,</li> <li>(b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,</li> <li>(c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,</li> <li>(d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),</li> <li>(e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),</li> </ul>	<p>The proposal will improve the water quality of runoff from the site through significant stormwater infrastructure upgrades including the implementation of bioretention systems and Gross Pollutant Traps (GPTs). Worley Parsons has prepared a WSUD strategy that ensures satisfaction of DECCW's reduction targets. Refer to the report attached at <b>Appendix 17</b>.</p> <p>There will be no cumulative impacts on the catchment as a result of the development. As discussed above, the proposal will improve the environmental aspects of the site through remediation and implementation of WSUD principles.</p> <p>Water quality of run off will be improved through treatment measures including bioretention and GPTs. This will ensure that any runoff will be treated and enhanced when leaving the site or entering the waterway.</p> <p>Worley Parsons confirms in its report that the proposal complies with the guidelines set out in the Floodplain Development Manual. Refer to the report attached at <b>Appendix 17</b>.</p>

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	<p>(f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,</p> <p>(g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,</p> <p>(h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,</p> <p>(i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,</p> <p>(j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,</p> <p>(k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,</p> <p>(l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.</p>	<p>The DGRs required analysis of the visual impacts of the development from a number of key locations, including from the Harbour. The visual analysis contained in the urban Design Report prepared by Cox, attached at <b>Appendix 6</b>, demonstrate that the proposal is compatible with the foreshore and is of a much lower scale than the existing and approved development at Breakfast Point.</p> <p>The proposal will improve the quality of run off from the site and will reduce the quantity and frequency of run off by the reduction of hard areas on the site and the implementation of stormwater treatment such as bioretention systems and GPTs.</p> <p>Now work is proposed within the waterway. However, the proposal will improve the existing situation by improving the water quality of run off from the site.</p> <p>Aargus prepared a Salinity Assessment report that was submitted with the original EA to DPI. This report found that the soils likely to be disturbed by the proposed development are generally non-saline.</p> <p>Aargus prepared an Environmental Site Assessment that was submitted with the original EA to DPI. The report found that potential Acid Sulphate Soils (ASS) exist below 2.5m on the site and an ASS Management Plan would be required for excavation below this. This will be prepared and submitted to Council at detailed DA stage where required.</p>
(14)	<p>Foreshores and Waterways Area</p> <p>The planning principles for land within the Foreshores and Waterways Area are as follows:</p> <p>(a) development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores,</p>	<p>The proposal seeks to enhance the waterway as a natural asset through providing public foreshore zones along the entire foreshore frontage, which is a significant improvement</p>

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	<p>(b) public access to and along the foreshore should be increased, maintained and improved, while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,</p> <p>(c)</p> <p>(d) access to and from the waterways should be increased, maintained and improved for public recreational purposes (such as swimming, fishing and boating), while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,</p> <p>(e) development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores,</p> <p>(f) adequate provision should be made for the retention of foreshore land to meet existing and future demand for working harbour uses,</p> <p>(g) public access along foreshore land should be provided on land used for industrial or commercial maritime purposes where such access does not interfere with the use of the land for those purposes,</p> <p>(h) the use of foreshore land adjacent to land used for industrial or commercial maritime purposes should be compatible with those purposes,</p> <p>(i) water-based public transport (such as ferries) should be encouraged to link with land-based public transport (such as buses and trains) at appropriate public spaces along the waterfront,</p> <p>(j) the provision and use of public boating facilities along the waterfront should be encouraged.</p>	<p>over the existing situation where this is not easily accessible or useable. Impacts on the waterway will be minimised through improved water quality of runoff and implementation of WSUD measures. No works are proposed in the waterway.</p> <p>Access has been substantially increased with public foreshore zones along the entire length of the foreshore of the site. Pedestrian links are proposed through the site to encourage foreshore access both within the site and from surrounding areas.</p> <p>The visual analysis contained in the urban Design Report prepared by Cox, attached at <b>Appendix 6</b>, demonstrate that the proposal is compatible with the foreshore and is of a much lower scale than the existing and approved development at Breakfast Point.</p> <p>The site does not currently fulfill a working harbour use and is unlikely to suit this role in the future.</p> <p>N/A.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>

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Part 6 Wetlands Protection		
(63)	<p>Matters for consideration</p> <p>(2) The matters to be taken into consideration in relation to any development are as follows:</p> <ul style="list-style-type: none"> <li>(a) the development should have a neutral or beneficial effect on the quality of water entering the waterways,</li> <li>(b) the environmental effects of the development, including effects on: <ul style="list-style-type: none"> <li>(i) the growth of native plant communities,</li> <li>(ii) the survival of native wildlife populations,</li> <li>(iii) the provision and quality of habitats for both indigenous and migratory species,</li> <li>(iv) the surface and groundwater characteristics of the site on which the development is proposed to be carried out and of the surrounding areas, including salinity and water quality and whether the wetland ecosystems are groundwater dependent,</li> </ul> </li> <li>(c) whether adequate safeguards and rehabilitation measures have been, or will be, made to protect the environment,</li> <li>(d) whether carrying out the development would be consistent with the principles set out in The NSW Wetlands Management Policy (as published in March 1996 by the then Department of Land and Water Conservation),</li> </ul>	<p>The proposed development will have a beneficial effect on the quality of water entering the waterways. This will be achieved through infrastructure upgrades and the implementation of WSUD principles including bioretention systems and Gross Pollutant Traps.</p> <p>The proposed development will significantly improve the landscaping characteristics of the site along the foreshore and is unlikely to have an impact on the quality of habitat for species in the area.</p> <p>Aargus prepared a Salinity Assessment report that was submitted with the original EA to DPI. This report found that the soils likely to be disturbed by the proposed development are generally non-saline.</p> <p>No works are proposed within the waterway. The proposal will have a beneficial impact on the water quality of runoff entering the waterway and therefore no additional safeguards or rehabilitation measures are considered necessary. It is noted that the construction process will be subject to compliance with all relevant guidelines and the implementation of construction management plans and sediment and erosion control plans to minimise impacts on the area.</p> <p>The guiding principles set out in the <i>NSW Wetlands Management Policy</i> relate to the conservation and management of wetlands. It is reiterated that there are no works within the waterway and that water quality of runoff will be improved. The proposal is considered to be generally consistent with the principles in the policy.</p>

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	<p>(e) whether the development adequately preserves and enhances local native vegetation,</p> <p>(f) whether the development application adequately demonstrates:</p> <ul style="list-style-type: none"> <li>(i) how the direct and indirect impacts of the development will preserve and enhance wetlands, and</li> <li>(ii) how the development will preserve and enhance the continuity and integrity of the wetlands, and</li> <li>(iii) how soil erosion and siltation will be minimised both while the development is being carried out and after it is completed, and</li> <li>(iv) how appropriate on-site measures are to be implemented to ensure that the intertidal zone is kept free from pollutants arising from the development, and</li> <li>(v) that the nutrient levels in the wetlands do not increase as a consequence of the development, and</li> <li>(vi) that stands of vegetation (both terrestrial and aquatic) are protected or rehabilitated, and</li> <li>(vii) that the development minimises physical damage to aquatic ecological communities, and</li> <li>(viii) that the development does not cause physical damage to aquatic ecological communities,</li> </ul> <p>(g) whether conditions should be imposed on the carrying out of the development requiring the carrying out of works to preserve or enhance the value of any surrounding wetlands.</p>	<p>It is not proposed to remove any local native vegetation. The proposal will substantially increase the amount of soft landscaping on site, which will enhance the environmental aspects of the site.</p> <p>The proposal will preserve and enhance the wetland area by improving the water quality of run off and providing increased landscaping and open space along the foreshore.</p> <p>Sediment and erosion control plans will be required to be submitted at detailed DA stage and implemented at construction stage to ensure impacts are minimised. It is unlikely that the proposal will have erosion or siltation impacts at construction or after occupation.</p> <p>The proposal is not located in the waterway and as the water quality of runoff will be improved, is unlikely to impact on any wetlands or vegetation.</p> <p>No works are proposed in the waterway and through best practice construction management measures implemented at construction stage, it is unlikely physical damage to aquatic ecological communities will occur.</p> <p>It is anticipated that conditions will be applied at detailed DA stage to require sediment and erosion control plans and construction management plans to ensure the surrounding wetlands are preserved. Implementation of the proposed WSUD measures will ensure water quality of runoff is improved and the wetlands.</p>