

Director General's Requirements

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

Application number	MP 11_0001
Project	Construction of the Sydney Heritage Fleet Maritime Facility
Location	3 Bank Street Pyrmont
Proponent	Sydney Heritage Fleet
Date issued	18 February 2011
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPIs 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"> • State Environmental Planning Policy (Major Development) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy 55 - Remediation of Land; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Sydney Harbour Foreshores and Waterways Area DCP 2005 • Sydney Local Environment Plan 2005 • NSW State Plan, Metropolitan Plan for Sydney 2036 • Draft Sydney City Subregional Strategy • Water Management Act 2000 • Draft Sydney Local Environmental Plan (2011) • Draft Sydney Development Control Plan (2010) • Ultimo Pyrmont Section 94 Contributions Plan 1994 • Protection of Environmental Operations Act 1997 • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form / Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the locality. • Design quality with specific consideration of the massing, waterfront interface, setbacks and visual impacts, including impacts on the waterway. • The form and external appearance of the proposed buildings and how they will improve the quality and amenity of the public domain. • The sustainable design principles incorporated into the development in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, resources, and water and energy efficiency. • A materials/finishes sample board and detailed elevations confirming the application of materials and finishes for the development. • 3D modelling and a physical model of the proposed development in accordance with the City of Sydney requirements. • Shadow diagrams. 3. Public Domain and Public Access <ul style="list-style-type: none"> • Design quality with specific consideration of the massing, waterfront interface, setbacks and visual impacts of any proposed structures, including views.

- Identify proposed open space, public domain and linkages with and between other public domain spaces, including the waterfront.
- Details on the interface between the proposed uses, public domain, and the relationship to, and impact upon, the existing public domain, including demonstration of means of activating the public domain.
- Address existing and future opportunities for public access to and along the foreshore including demonstrating 24 hour access to the public foreshore.
- Demonstrate that the design of the foreshore access for the development proposal is compatible with the Sydney Harbour Cycleway and that connections from the facility to potential developments adjacent to the Sydney Heritage Fleet site are maintained.

4. Transport and Accessibility Impacts

- Justification of proposed quantum of on-site car parking for the proposal, RTA guidelines, relevant Australian Standards and impacts likely to be caused by surrounding street network.
- RTA's in principle endorsement of use of Old Glebe Island Bridge for car parking to support the proposed development as well as justification for the use of public land for the purpose of private car parking, including rates and details of how the car parking would be managed and operated.
- Demonstrated consultation with the RTA to ensure that maintenance access requirements for the ANZAC Bridge are appropriate.
- Transport Management and Accessibility Plan with particular regard to:
 - transport and traffic management,
 - pedestrian and cycle access/circulation to meet the likely future demand within the precinct and connections to the external networks;
 - measures to promote public transport usage and pedestrian and bicycle provisions and linkages.
- Daily and peak traffic movements likely to be generated by the proposed development, including modelling and assessment of the performance of key intersections providing access to the site, and any upgrades (road/intersections) required as a consequence of the proposal.
- Identification of Travel Demand Management (TDM) measures that will optimise the opportunity provided by the project site's proximity to public transport, including the preparation of a Work Place Travel Plan.
- In relation to construction traffic:
 - Cumulative impacts associated with other construction activities on the site;
 - Details of anticipated truck movements to and from the site;
 - Details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
- Details of any proposed transportation of waste materials via the Harbour and proposed locations for handling materials.

5. Marina Development

- Justify the suitability of the site for a marina development, including the extensive infrastructure to accommodate the proposal in this location.
- Address the potential impacts due to marina construction and operations on marine vegetation, aquatic ecology.
- Provide a detailed review of existing water-based activities in the area and the impact of the proposal on these activities.
- Address the cumulative impact on increased boating activities in the locality including the provision of appropriate boating infrastructure.
- Demonstrated consultation with the Harbour Master of the Port of Sydney regarding potential navigation impacts and safety, and details of any mitigation measures to minimise navigation impacts. In accordance with clause 67 of the *Management of Waters and Waterside Lands Regulation- NSW*, the Harbour Master's approval is required for the proposed development .

6. Flora and Fauna

- Impacts on flora and fauna including threatened species, populations and endangered ecological

communities and their habitats and steps taken to mitigate any identified impacts to protect the environment.

7. Water Quality

- Address potential impacts on water quality, including surface water controls, management of slipways, hardstands and vessels, management of sewerage waste from vessels, fuel and chemical storage and spill management.
- Assess the impacts of the proposal on surface and groundwater hydrology and quality.

8. Air, Noise and Odour Impacts

- Address potential air quality, noise and odour impacts, in particular during the construction and operation of the development and appropriate mitigation measures.

- In particular the following must be addressed:

Air and Odour

The Environmental Assessment must include an Air Quality Impact Assessment that is prepared strictly in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2005*, available at:

<http://www.environment.nsw.gov.au/resources/air/ammodelling05361.pdf>.

The Air Quality Impact Assessment must also make appropriate reference to the *Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006* and *Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes 2006*, available at: <http://www.environment.nsw.gov.au/air/odour.htm>.

The key air quality issues for the proposal will depend on the methods used to manage and remediate the contaminated material. Potential matters that must be covered in the Air Quality Impact Assessment include, where applicable:

1. the identification of the pollutants of concern, including individual toxic air pollutants, dust and odours;
2. the identification and assessment of all relevant fugitive and point source emissions;
3. appropriate coverage of all aspects of the remediation, including the excavation, storage, transport and treatment of contaminated material; and
4. proposed air quality management and monitoring procedures during remediation.

The Air Quality Impact Assessment must consider the requirements of the *Protection of the Environment Operations (Clean Air) Regulation 2010*.

Noise

- The Environmental Assessment should include an assessment of noise and vibration impacts, prepared in consultation with DECCW. All feasible and reasonable noise impact mitigation measures should be implemented. The assessment should be prepared in accordance with the NSW government's *Interim Construction Noise Guideline*, *Industrial Noise Policy* and Application Notes, *Environmental Criteria for Road Traffic Noise* and *Assessing Vibration: A Technical Guide*, as appropriate, available at <http://www.environment.nsw.gov.au/noise/>.
- A noise management plan for the demolition and construction phase should be submitted. The report should have regard to the City's Code of Practice for Construction Hours/Noise 1992, in particular assessment should be carried out of the noise impact from any highly intrusive equipment (Category A appliances) to be employed as identified in Schedule 1 of the Code of Practice.

9. Drainage and Flooding

Address drainage/flooding issues associated with the site, including:

- Stormwater and drainage infrastructure;
- Incorporation of Water Sensitive Urban Design measures; and

	<ul style="list-style-type: none"> Assessment of any flood risk in accordance with the guideline contained in the NSW Floodplain Development Manual (2005) including potential effects of climate change, sea level rise and an increase in rainfall intensity. <p>10. Waste Management Identify all potential sources of liquid waste and non-liquid wastes as defined in the Environmental Guideline <i>Assessment, Classification and Management of Liquid and Non-Liquid Wastes (EPA 1999)</i>. The EA should identify any waste that will be stored, separated or processed on the site and identify the procedures to be adopted to manage these wastes.</p> <p>11. Infrastructure</p> <ul style="list-style-type: none"> Detail the existing infrastructure on site and identify possible impacts on any such infrastructure from the proposal, including the existing Sydney Water and possible Energy Australia infrastructure. Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation. <p>12. Staging Details regarding the staging of the proposed development.</p> <p>13. Ecologically Sustainable Development (ESD) Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</p> <p>14. Contamination</p> <ul style="list-style-type: none"> Demonstrate compliance with the requirements of SEPP 55. If there is a risk from the presence of Acid Sulphate forming soils during construction a suitable Acid Sulphate Management Plan will need to be supplied. <p>15. Climate Change and Sea Level Rise An assessment of the risks associated with sea level rise on the proposal as set out in the <i>NSW Coastal Planning Guideline: Adapting to Sea Level Rise</i>.</p> <p>16. Signage A detailed Signage Strategy showing proposed signage details including dimensions, height and location.</p> <p>17. 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> <p>18. Contributions Address provision of public infrastructure, including Council's Section 94 Contributions Plan and/or details of any Voluntary Planning Agreement.</p> <p>19. Heritage</p> <ul style="list-style-type: none"> An archaeological assessment (both non indigenous and Aboriginal) is required. A Heritage Impact Statement should be undertaken, including addressing the results of both the archaeological assessments.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	<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, arial 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 Development 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.
Plans and Documents	<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; • location of the proposed buildings; • elevation plans; • the height (AHD) of the proposed development in relation to the land; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise;.

	<p>5. Other plans:</p> <ul style="list-style-type: none"> • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • 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.
Documents to be submitted	<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.