



NSW GOVERNMENT
Department of Planning

Major Development Assessment
Manufacturing and Rural Industries
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Mr H Saunders
Director
Design Collaborative
Level 4 225 Clarence Street
SYDNEY NSW 2000

Our Ref: S00/01835

Dear Mr Saunders

St George Motor Boat Club Marina Project (MP 09_0035)
Director-General's Requirements

The Department has received your application for the St George Motor Boat Club Marina Upgrade Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant public authorities, and are based on the information you have provided to date. I have also attached a copy of the authorities' comments for your information.

Please note that the Director-General may alter these requirements at any time.

The Department's preference is for facilities like the St George Motor Boat Club Marina to operate under one, modern planning approval. Consequently you are encouraged to consider surrendering all existing planning approvals, if the project is approved, and to develop the project with this in mind.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000); and


- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Ann-Maree Carruthers on 9228 6550 or ann-maree.carruthers@planning.nsw.gov.au.

Yours sincerely



8.5.09

Chris Wilson
Executive Director
Major Project Assessment
As delegate for the Director-General

Director-General's Requirements

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

Application Number	MP 09_0035
Project	The St George Motor Boat Club Project which includes: <ul style="list-style-type: none"> the continued use of 31 unlawful berths and an unlawful pontoon; increasing the capacity of the marina by 70 berths; and associated infrastructure.
Location	2 Wellington Street, Sans Souci
Proponent	St George Motor Boat Club
Date of Issue	May 2009
General Requirements	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> an executive summary; a detailed description: <ul style="list-style-type: none"> the existing and approved operations/facilities, including a copy of any statutory approvals that apply to these operations and facilities; and the existing environmental management regime on site; a detailed description of the project, including: <ul style="list-style-type: none"> the need for the project; the alternatives considered, including a justification for the preferred alternative; the likely staging of the project; plans of any proposed building works; demonstration that the design of the marina is consistent with relevant standards and guidelines including AS 3962 - <i>Guidelines for Design of Marinas</i>, NSW Maritime's <i>Engineering Standards and Guidelines for Maritime Structures</i> and DECC's <i>Environmental Action for Marinas, Boatsheds and Slipways</i>; and an environmental management plan for the ongoing operation of the marina; a review of the compliance of the operations of the marina against the current conditions of consent; a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> a description of the existing environment, using sufficient baseline data; an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant laws, policies, plans or guidelines (see below); a description of the measures that would be implemented to avoid, minimise, and if necessary, offset the potential impacts of the project; a statement of commitments, outlining all the proposed environmental management and monitoring measures; a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning & Assessment Act 1979</i>; a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.

Key Issues	<ul style="list-style-type: none"> • Visual Amenity – including: <ul style="list-style-type: none"> – the design and visual appearance of the proposed works including any lighting and signage; and – visual impacts on any adjoining land owners and land owners along the foreshore areas of Sans Souci; – visual impacts of the project on the public domain, and in particular the waterways; • Soils and Water – including the: <ul style="list-style-type: none"> – potential water quality impacts of the project on surface water including the proposed erosion and sediment controls during construction and any proposed upgrades to any existing stormwater infrastructure on land prior to development; – stability of the bed and shoreline of the Georges River; – potential impacts of flooding, with consideration of climate change and projected sea level rises; – potential disturbance of contaminated sediments during construction and operation; and – consideration of potential acid sulfate soil impacts including management measures and disposal strategies; • Aquatic Flora and Fauna – including an assessment of any impacts on critical habitats, threatened species, protected species, populations or ecological communities and their habitats in the region; and • Traffic and Access – including: <ul style="list-style-type: none"> – a traffic impact study of the project on the safety and performance of the surrounding road network; – an assessment of parking demand and the potential impacts of this demand on the availability of parking (including service vehicles); – the potential loss of public access to the foreshore and waterways of Kogarah Bay – the navigation and safety impacts on water users of Kogarah Bay and Georges River; • Noise – including construction, operation and traffic noise; • Air Quality – including construction and operation; • Waste – identify, classify and quantify the likely waste stream of the project during construction and operation, and describe what measures would be implemented to minimise, reuse, recycle and/or dispose of this waste.
References	<p>The Environmental Assessment should take into account the relevant State Government policies, guidelines and plans. While not exhaustive, the attached list identifies some of the potentially relevant policies, guidelines and plans.</p>
Consultation	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups or affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> – Kogarah City Council; – NSW Maritime; – Department of Water and Energy; – Department of Environment and Climate Change; – Roads and Traffic Authority; and – Department of Primary Industries. <p>The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.</p>
Deemed refusal period	<p>60 days</p>

Policies, Guidelines & Plans

Aspect	Policy /Guideline/Plan
Risk	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage
Soil and Waters	
<i>Coastal</i>	NSW Coastal Policy (NSW Government)
	Coastline Management Manual (NSW Government)
	Coastal Design Guidelines for NSW (Coastal Council)
<i>Surface Water</i>	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC)
<i>Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<i>Contamination</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Contaminated Sites: Sampling Design Guidelines (NSW EPA)
	Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	Contaminated Sites: Guidelines for the NSW Auditor Scheme (NSW EPA)
	Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (NSW EPA)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
Air Quality	

	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Flora and Fauna	
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
Waste	
	Waste Classification Guidelines (DECC)