

Director General's Requirements

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

Application number	MP 09_0157
Project	Wentworth Point Maritime Precinct Concept Plan
Location	3 Burroway Road and 14A-14D Hill Road, Homebush Bay
Proponent	NSW Maritime
Date issued	9/10/09
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 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"> • 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 24 – Homebush Bay Area; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • Sydney Metropolitan Strategy and the Draft West Central Subregional Strategy; • Homebush Bay West Development Control Plan June 2004; • Homebush Bay West – Wentworth Point Master Plan October 2005 (HBW WPMP); • Sydney Harbour Foreshores Area Development Control Plan 2005; • Environment Protection and Biodiversity Conservation Act 1999; • Protection of the Environment Operations Act 1997; • Water Management Act 2000; • NSW Wetlands Management Policy; • NSW State Rivers and Estuaries Policy; and • 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 of the land based and water based components of the proposal, including impacts on views. • Details on the interface between the proposed uses, landscaped areas and public domain, and the relationship to and impact upon the existing public domain. 3. Open Space and Public Domain <ul style="list-style-type: none"> • Identify the provision of proposed open space and justification of any loss of public open space as provided for by the HBW WPMP. • Address existing and future opportunities for public access to and along the foreshore. • Identify how landscaped areas and the public domain, including access to the waterfront, will provide linkages and maintain connectivity with existing and planned waterfront pathways and circulation. 4. Transport and Accessibility Impacts <ul style="list-style-type: none"> • Demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls, RTA guidelines and accessibility of the site to public transport and the Sydney Olympic Park ferry wharf.

- A Traffic Impact Study is to be prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), measures to promote public transport usage and pedestrian and bicycle linkages.
- Identify street, pedestrian and cycle circulation systems and its connectivity with adjoining street pattern and pedestrian and cycle connections.
- Consideration of Integrating Land Use and Transport package and the NSW Planning Guidelines for Walking and Cycling (Dec 2004).

5. Contamination

- A Stage 2 contamination investigation in accordance with the *Contaminated Land Management Act 1997* (CLM Act) is to be undertaken and should include all areas where project associated construction and operation works are to be undertaken including the sediments in Homebush Bay and Parramatta River and land site.
- An updated bathymetry survey.
- A detailed assessment of potential disturbance and mobilisation of contaminated marine sediments and the risk posed to other parts of Sydney Harbour including impacts on any proposed or surrounding remediation actions.
- Details of any proposed remediation measures.
- A site audit statement and report shall be prepared by an auditor accredited under the CLM Act.
- Assessment of potential human health risks to proposed users of the maritime precinct that may be exposed to Bay water and sediments.
- Demonstrate precinct design and boating management strategies will limit mobilisation of contaminated sediments.

6. Water Cycle Management

- 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.

7. Marina Development and Potential Impacts

- Justify the suitability of the site for a marina development including the infrastructure e.g. seawalls, to accommodate the proposal in this location.
- Address the potential impacts of marina construction and operations on sediments, marine vegetation, and aquatic ecology.
- Assessment of impacts on water based traffic including commuter ferry routes, and existing users of the Parramatta River in the vicinity of the Marina.

8. Flora and Fauna

An assessment of 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 shall be prepared.

9. Drainage / Flooding

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

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

10. Air, Noise, Vibration and Odour Quality

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

	<p>11. 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>12. Infrastructure Provision</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 or any proposed augmentation. <p>13. Staging Details regarding the staging of the proposed development.</p> <p>14. 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>15. 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>16. Contributions Address provision of public infrastructure including Council's Section 94 Contributions Plan and/or details of any Voluntary Planning Agreement.</p>
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, 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 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; • 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;. 5. Other plans: <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

	<p>to ensure the stability of the land and structures and safety of persons;</p> <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 and shall include consideration of the view corridors from both Sydney Olympic park and from across the Parramatta River; • 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.

