

Director-General's Requirements
Section 75F and 75M of the *Environmental Planning and Assessment Act 1979*

Application Number	Concept Plan: 10_0241. Project Application: 10_0242.
Project	<p>Concept Plan: To investigate an area for the proposed wet berth component of the marina.</p> <p>Project Application: Expansion and redevelopment of the Shell Point Marina. The proposal involves:</p> <ul style="list-style-type: none"> • approximately 140 space dry berth loading dock and a travel lift as primary marina operations; • approximately 30 (3 storey) industrial units with office and warehousing and individual parking areas; • removal of the existing slipway, channel and jetty and rehabilitation of these areas; and • removal of 19 existing swing moorings in Woollooware Bay and the Towra Aquatic Reserve.
Site	15b - 21 Mangrove Lane, Taren Point
Proponent	Shell Point Marine Pty Ltd
Date of Issue	28 August 2010
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the existing and approved development on site, including all statutory approvals that apply to the development and the existing environmental management/monitoring regime; • a detailed description of the project including the: <ul style="list-style-type: none"> – need for the project; – alternatives considered; – engineering and/or architectural plans for the proposed building works; – the various stages of the project; and – the revised operations of the marina (incorporating the project); • consideration of the project against relevant statutory provisions including the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • a general overview of the environmental impacts of the project, identifying the key issues for further assessment, taking into consideration any issues raised during consultation; • a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the project (see above), which includes: <ul style="list-style-type: none"> – a description of the existing environment; and – an assessment of the potential impacts of both the project and the revised operations on site incorporating the project; and – a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts of the project; • a Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the project, taking into consideration the suitability of the site, and the costs and benefits of the project; and • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.

Key Issues	<ul style="list-style-type: none"> • Justification for the Project - including: <ul style="list-style-type: none"> - a thorough assessment of the need for the wet berth component of the Project; - justification of the proposed size of the wet berth component on both environmental grounds and need to support the land-based operations; and - demonstration that the proposal would comply with current environmental standards. • Aquatic Flora and Fauna - including: <ul style="list-style-type: none"> - a thorough assessment of the potential impacts on any critical habitats, threatened species, populations or ecological communities and their habitats in the region, including; <ul style="list-style-type: none"> o <i>mangroves, seagrasses, saltmarsh and macroalgae communities;</i> o <i>shorebird habitats and communities; and</i> o <i>migratory bird habitats and communities;</i> - a detailed description of the measures that would be implemented to avoid, mitigate or offset any impacts on flora and fauna; - accurate estimates of the proposed quantity and location of dredging activities; - consideration of how the Project may directly and indirectly impact upon the Towra Point Aquatic Reserve, the Towra Point Nature Reserve and RAMSAR listed wetlands. This assessment must also outline how any impacts would be managed; - consideration of increased boating activities impacting on flora and fauna; and - measures to minimise the risk of introduction of noxious marine pests, specifically <i>Caulerpa</i>; • Soil and Water - including: <ul style="list-style-type: none"> - a thorough assessment of the potential for the Project to pollute surface or groundwater sources; - a detailed description of the measures that would be implemented to prevent water pollution during both construction and operation, such as from any wastewater generated by the site; and - measures to manage acid sulphate soils; • Contamination - including: <ul style="list-style-type: none"> - a review of the current levels of contaminants in sediments at and surrounding the site, including the sediments to be dredged and re-located; - measures to remediate any contaminated sediments; - measures to manage existing contamination and prevent disturbance and future contamination; and - details of the regulatory and management requirements applicable to the proposed underground petroleum storage systems; • Coastal Processes - including: <ul style="list-style-type: none"> - an assessment of the potential impacts on harbour hydrodynamics, coastal hazards, sediment circulation and deposition; - measures to avoid, mitigate or offset impacts on coastal processes; and - consideration of climate change and projected sea level rises; • Flooding - including an assessment of the impacts of flooding on the Project, flood behaviour upstream and downstream of the site and the impacts on other users in the floodplain; • Aquaculture - including: <ul style="list-style-type: none"> - potential construction and operational impacts of the proposal on any aquaculture operations, particularly edible oysters; - consideration of the objectives of "Priority Oyster Aquaculture Areas" as identified in SEPP 62 and the NSW Oyster Industry Sustainable Aquaculture Strategy; and - potential impacts on recreational fishing activities; • Visual Amenity - including: <ul style="list-style-type: none"> - the design and visual appearance of the proposed works including
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	<ul style="list-style-type: none"> - any lighting and signage; - visual impacts on any adjoining land owners and land owners along the foreshore areas; and - visual impacts of the project on the public domain, including the waterways; • 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; - the assessment of parking demand, and the potential impacts of this demand on the availability of parking in the adjoining areas; - the navigation and safety impacts on water users; and - the potential loss of public access to the foreshore and waterways (including swing moorings); • Noise – including construction, operation and traffic (boats and vehicles) noise; • Air Quality – including construction and operation; • Hazards and Risk – including an assessment of the potential hazards and risks associated with the proposed project; • 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; • Aboriginal Heritage; and • Social and Economic.
References	The Environmental Assessment should take into account relevant State government technical and policy guidelines, as well as industry guidelines and relevant strategic plans. While not exhaustive, guidelines and plans which may be relevant to the project are included in the attached lists.
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"> • Department of Environment, Climate Change and Water; • NSW Industry and Investment (Fisheries); • NSW Maritime; and • Sutherland Shire Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

Policies, Guidelines & Plans

Marinas General	
	EIS Guideline: Marinas and Related Facilities (DUAP)
	Best Management Practice for Marinas and Boat Repair Facilities (NSW EPA)
	AS 3962 - Guidelines for Design of Marinas
	Engineering Standards And Guidelines For Maritime Structures (NSW Maritime)
	Guidance Note GN 03 - Depths in Berths and Fairways (NSW Maritime)
	Environmental Action for Marinas, Boatsheds and Slipways (DECC)
	Depths in Berths and Fairways (NSW Maritime)
Flora and Fauna	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) (DEC)
	NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
Soil and Waters	
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<i>Coastal</i>	NSW Coastal Policy (NSW Government)
	Coastline Management Manual (NSW Government)
	Coastal Design Guidelines for NSW (Coastal Council)
<i>Erosion & Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
<i>Stormwater</i>	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
<i>Water Quality</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	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)
	Bunding and Spill Management (EPA)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
Contamination	
	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)
	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
Aquaculture	
	NSW Oyster Industry Sustainable Aquaculture Strategy (NSW Industry and Investment)
	SEPP 62
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
Traffic and Access	
	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)
Hazards & Risks	
	Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP)
	Multi-Level Risk Assessment (DUAP)
Waste	
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
Aboriginal Heritage	
	Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DoP and DEC)
Social & Economic	
	Draft Economic Evaluation in Environmental Impact Assessment (DoP)
	Techniques for Effective Social Impact Assessment: A Practical Guide (Office of Social Policy, NSW Government Social Policy Directorate)