



NSW GOVERNMENT
Department of Planning

18 October 2005

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Our ref: S03/03545
Your ref:

Mr Tony Ellis
Sydney Slipways Pty Ltd
PO Box 1531
ROZELLE NSW 2039

Dear Mr Ellis

Proposed Marine Maintenance Facility, sites R1 and R2b, Rozelle Bay, Leichhardt Local Government Area

I refer to your correspondence dated 20 September 2005 with which you seek adoption of the Director-General's requirements for the preparation of an Environmental Impact Statement for the above proposal as Environmental Assessment requirements under Part 3A of the *Environmental Planning and Assessment Act 1979*.

Pursuant to clause 8J(1) of the *Environmental Planning and Assessment Regulation 2000*, the Director-General hereby adopts the requirements issued on 30 January 2004 as Environmental Assessment Requirements under section 75F(2) of the Act. These requirements have been recast to include administrative matters under Part 3A of the Act, and are attached. You should also consult the Department's publication *EIS Guideline: Marinas and Related Development*, a copy of which is available from the Department's Information Centre (ph. 1300 305 695).

It should be noted that the Director-General's Requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project. It should also be noted that the Director-General's Requirements for this project apply only to those aspects of the project to be assessed under Part 3A of the Act, and not to those aspects of the project to be assessed under Part 5 of the Act.

You should ensure that you consult with the approval authority prior to submission of a draft Environmental Assessment to determine:

- Fees applicable to the application;
- Relevant land owner notification requirements;
- Consultation and public exhibition arrangements that will apply; and
- Number and format (hard copy or CD-ROM) of the Environmental Assessments that will be required.

You should keep the contact officer for this project, Keiran Thomas ((02) 9228 6415, keiran.p.thomas@dipnr.nsw.gov.au), up to date with the progress of preparation of the Environmental Assessment, and seek clarification of any issues that may be unclear or may arise during this process.

Yours sincerely

24.10.05

Chris Wilson

A/ Deputy Director-General

Office of Sustainable Development Assessment and Approvals

As delegate for the Director-General

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project	Construction and operation of a marine maintenance facility including a boat lift, hardstand, sheds, amenities, offices and car parking.
Site	Lots 31, 34 and 35 of the Draft Plan of Subdivision, Rozelle Bay, Leichhardt local government area
Proponent	Sydney Slipways Pty Ltd
Date of Issue	18 October 2005
Date of Expiration	18 October 2007
General Requirements	The Environmental Assessment must include: • an executive summary; • a description of the proposal, including construction, operation, and staging; • details of the location of the project and environmental planning provisions applicable to the site and the project; • consideration of alternatives to the project; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; • proposed mitigation/ management measures of residual environmental impacts; • justification for undertaking the project with consideration of the benefits/ impacts of the proposal, and proposed management/ mitigation/ monitoring; • a draft Statement of Commitments for environmental mitigation, management and monitoring for the project; and • certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must include assessment of the following key issues: • Air Quality – the Environmental Assessment must include a comprehensive air quality impact assessment prepared in accordance with the <i>Approved Methods for Modelling and Assessment of Air Pollutants in NSW</i> (EPA, 2001), with particular focus on dust emissions during construction and operation. • Noise and Vibration – the Environmental Assessment must include an assessment of the predicted noise impacts resulting from construction and operation of the project and the measures to manage any noise impacts. The noise assessment must be undertaken in accordance with the <i>Industrial Noise Policy</i> (EPA, 1999) and <i>Environmental Criteria for Road Traffic Noise</i> (EPA, 1999); • Water Quality – the Environmental Assessment must include an assessment of the water quality impacts associated with the development, taking into account surface water, stormwater, groundwater and impacts on Rozelle Bay. The assessment must include details of the expected water balance at the site, and proposed management measures for contaminated or potentially contaminated water to ensure there are no off-site impacts. Details of the erosion, sediment and stormwater controls to be established at the site must be included; • Flora and Fauna – the Environmental Assessment must include an assessment of the impact of the project on flora and fauna at the site and in the region of Rozelle Bay. Critical habitats, threatened species, populations or ecological communities and their habitats in the region must be identified and assessed.

	• Land Remediation and Acid Sulfate Soils – the Environmental Assessment must include an assessment of any contaminated or acid sulfate soils at the site and the potential impacts relating to soil contaminants associated with the project; • Traffic and Parking– the Environmental Assessment must include a Traffic Impact Study (TIS) prepared in accordance with the RTA's publication <i>Guide to Traffic Generating Developments</i>. The TIS must include details on the nature/mode of traffic generated, transport routes, traffic volumes and the potential impact of this on local and regional roads and intersections. Details on site access, internal roadways and parking must also be provided; • Visual Amenity – the Environmental Assessment must include an assessment of the visual impact of the proposal on the surrounding area, particularly the Anzac Bridge and the old Glebe Island Bridge; • General Environmental Risk Analysis – notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of these additional key environmental impacts must be included in the Environmental Assessment.
Consultation Requirements	You must consult with the following parties during the preparation of the Environmental Assessment: • Leichhardt Municipal Council; • NSW Department of Environment and Conservation; • NSW Department of Primary Industries (Fisheries); • NSW Department of Natural Resources; • NSW Maritime Authority; • NSW Roads and Traffic Authority; and • affected residents and relevant community groups.
Deemed refusal period	Pursuant to clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the deemed refusal period for the project will be 60 days.