

Amended Director-General's Environmental Assessment Requirements
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 5227-2012
Development	Redevelopment of the Blackwattle Bay Maritime Precinct
Location	100 Bridge Road, Ultimo 2007
Applicant	Blackwattle Bay Marina Pty Ltd
Date of Issue	12 July 2012
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically: • form specifications in clause 6; and • content specifications in clause 7.
Key issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: • SEPP (Infrastructure) 2007; • SEPP No. 33 - Hazardous and Offensive Development; • SEPP No. 55 – Remediation; • SEPP No. 64 – Advertising and Signage; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and • Sydney Regional Environmental Plan No. 26 – City West. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met. <i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. <i>Relevant Policies and Guidelines:</i> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <i>Acid Sulfate Soils</i> Identify the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures.

2. Policies, Guidelines and Planning Agreements

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- Metropolitan Plan for Sydney 2036;
- Draft Sydney City Subregional Strategy;
- 2007 Council of the City of Sydney Local Action Plan City West;
- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005.
- Sharing Sydney Harbour Access Plan 2003;
- Rozelle and Blackwattle Bay Master Plan 2002;
- NSW Health Sewage Management Facility Sewage Treatment Accreditation Guideline;
- Council's Section 94 contribution plan;
- NSW Groundwater Policy Framework Document – General; and
- NSW Groundwater Quality Protection Policy.

3. Built Form

- Address the height, bulk and scale of the proposed development in accordance with relevant development standards and within the context of the locality including existing buildings on site and
- Assess the visual impact of the proposal, particularly visual permeability through the site to the harbour from Bridge Road, Wentworth Park and other significant vantage points in the public domain including ANZAC Bridge, Sydney Fish Markets etc.
- Design quality, with specific consideration of the overall site layout, setbacks, axis, vistas, and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours, landscaping, safety by design, and compatibility with surrounding development.

4. Public Domain

- Address how the proposal will provide activation along the harbour frontage and connect the harbour with the public domain and nearby uses such as the Sydney Fish Market and Wentworth Park.
- Address how the proposal responds to the context of the site within its waterfront setting including links to the Sydney Fish Markets, Jubilee Park and towards Broadway.
- Provide details on public domain improvements which are consistent with the setting and further integrate the site with its surrounds.
- Identify potential sources of light spill and the impact on the harbour, Wentworth Park and surrounding private properties.
- Address public safety to 24 hour accessible areas adjoining the harbour.
- Provide an Access Strategy including crossing points over Bridge Road and opportunity to connect to the Harbour Foreshore walk.

5. Ecologically Sustainable Development (ESD)

Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development.

6. Noise and Vibration

Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation, including the new sewerage treatment plant, ventilation system and accumulative impact of all plant and equipment operating simultaneously. Identify affected sites such as the Sydney Fish Markets, Wentworth Park, and nearby residences and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

Relevant Policies and Guidelines:

- *NSW Industrial Noise Policy (EPA)*
- *Environmental Noise Control Manual (sleep disturbance)*
- *Interim Construction Noise Guideline (DECC)*
- *Development near Rail Corridors and Busy Roads – Interim Guideline*
- *Relevant Australian Standards*

7. Transport and Accessibility (Construction and Operation)

- Estimate the number of persons (including workers and visitors) to the development per day for the retail, commercial and function centre uses.
- Analyse the expected per person movements in and out of the development over the course of a day (including the AM and PM peak) broken down by mode of travel.
- Analyse the expected final destination of departing workers and visitors in the PM peak and likely modes of transport.
- Address the implications of the development on non-car travel modes, including surveys to determine whether there is adequate capacity at Glebe and Wentworth Park light rail stops and bus stops at Broadway Shopping Centre and Harris Street during the PM peak.
- Assess the pedestrian and cycle network, demand and linkages and identify measures, including new or upgraded infrastructure that will facilitate sustainable transport options.
- Address the potential for implementing a location-specific sustainable travel plan, and the provision of facilities to increase the non-car mode share for travel to and from the site.
- Assess the traffic, transport, accessibility (including emergency access) loading areas, car parking arrangements, and pedestrian and bicycle linkages associated with the development.
- Provide accurate details of daily road vehicle movements generated by the development (including service vehicles), proposed access routes and assess the impacts of this traffic on the local road network, including any impact on nearby intersections and the need for upgrading or road improvements.
- Provide traffic modelling to assess existing levels of service of surrounding intersections and any required intersection and road improvements.
- Provide accurate details of daily water vehicle movements and assess the impacts of this traffic on the local water traffic network.
- Detail access arrangements during construction and operation and address any impacts on the water traffic movements around the site, and operation of Bridge Road, and other local roads in the vicinity of

the access points to the site.

- Analyse the car parking requirements for the proposal in accordance with relevant guidelines.
- Provide a draft Construction Traffic Management Plan.

Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (RTA);*
- *Planning Guidelines for Walking and Cycling; and*
- *Workplace Travel Planning – www.pcal.nsw.gov.au.*

8. Heritage

- Address the impact on the heritage significance of any heritage items, potential heritage items and / or conservation areas in accordance with the guidelines in the NSW Heritage Manual, relevant SREPs and Council LEPs and DCPs including consideration of the impact on the existing cultural and heritage significance of buildings on site and nearby local heritage items.
- Identify measures to mitigate any negative heritage impacts identified and recommendations to protect and enhance the heritage significance of the site and locality.
- Consideration of the archaeological potential (including Aboriginal and Maritime archaeology) of the area and the potential impact of the proposal on the archaeological significance of the site in accordance with the guidelines of the Heritage Council of NSW.

9. Landscaping

- Provide a Tree Survey and Arboriculture Assessment of all trees location either within or adjacent to the proposed development footprint, including measures to protect trees and compensatory planting for any trees to be removed.

10. Waste

- Identify the likely waste to be generated during the demolition, construction and operation of the development and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste in accordance with relevant guidelines, in particular the proposed sewerage treatment plant on site.

11. Infrastructure and Utilities

- In consultation with relevant agencies, the proposal shall address the existing capacity and any augmentation requirements of the development for the provision of infrastructure and utilities, and demonstrate that the site can be suitably serviced.
- An Integrated Water Management Plan detailing any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.

12. Hazards

- An assessment against State Environmental Planning Policy No 33 – Hazardous and Offensive Development.

	13. Maritime Impacts • Address the impact of construction activities on navigation within Blackwattle Bay. • Consider odour from disturbed sediments in the shallow waterway adjoining Sydney Fish Markets. 14. Soil and Water • Address the impacts on water quality during construction and on-going operation, in particular the proposed excavation of soil off sites, piling in the water area, and reinstatement of the sea wall. • Where potential impacts are identified, identify the limits to the level of impact and contingency measures to remediate, reduce or manage impacts. • Details on treatment measures to maintain and stabilise the existing foreshore. • Details of proposed erosion and sediment controls (during construction) including measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. • Assess potential impacts of sea level rise and flooding. <i>Relevant Policies and Guidelines:</i> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Draft Sea Level Rise Policy Statement (NSW Government, October 2009);</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA);</i> • <i>Office of Water's Guidelines for Controlled Activities; and</i> • <i>Objects and regulatory requirements of the Water Act 1912 and Water Management Act 2000, as applicable.</i> 15. Staging • Details regarding the staging of the proposed development, if applicable. 16. Maritime Impacts • Address the impact of construction activities on navigation within Blackwattle Bay. • Consider odour from disturbed sediments in the shallow waterway adjoining Sydney Fish Markets.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Transport and Traffic Impact Assessment; • Statement of Heritage Impact; • Construction and Operational Waste Management Plan; • Hazards Impact Assessment; • Noise Impact Assessment;

	• Shadow Diagrams; • Landscape and Public Domain Plan; • Stormwater Concept Plan; and • Survey Plan to AHD.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • City of Sydney Council; • Transport for NSW; • Roads and Maritime Services; • Office of Environment and Heritage; • Heritage Council of NSW; • Foreshores and Waterways Planning and Development Advisory Committee; • Sydney Water; • Ausgrid; • Sydney Fish Markets • Hanson Concrete; • Commercial Vessels Association; • Harbour Master of the Port of Sydney; • the local community. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director-General in relation to the requirements for lodgement.



10 July 2012

Mr Alan Bright
A/Director – Metropolitan and Regional Projects South
Department of Planning and Infrastructure
PO Box 39
SYDNEY NSW 2000

Attention: Amy Watson

Ref No: SSD 5227-20121

Dear Mr Bright,

RE: Request for key issues and assessment requirements for redevelopment of the Blackwattle Bay Maritime Precinct at 100 Bridge Road, Ultimo.

I refer to your correspondence of 20 March 2012 seeking RMS (Maritime Division) assessment requirements for the above proposal and note that on 3 April 2012 the RMS (Maritime Division) provided a letter outlining its primary interest as a boating safety regulator and as a landowner. Heroes

In addition to the comments already provided, the RMS (Maritime Division) would like to draw the Department's attention to the provisions of the Rozelle and Blackwattle Bay Master Plan 2002. Although not a statutory document, the Plan provides guidance on the type, scale and form of development considered appropriate around the two bays. RMS (Maritime Division) therefore considers the Plan to be central to its planning vision for development on RMS land in Blackwattle Bay.

Notwithstanding that the Department has already issued the Director Generals Requirements for the proposal, RMS (Maritime Division) requests that the applicant also be required to address the provisions of the Rozelle and Blackwattle Bay Master Plan as part of their EIS submission.

If you require any further information, please do not hesitate to contact Scott Schimanski, Planner on 9563 8853 or by e-mail at scott.schimanski@rms.nsw.gov.au.

Yours sincerely,

Michael Wright
General Manager
Property Planning and Infrastructure

Roads & Maritime Services