



NSW GOVERNMENT

Department of Planning

Contact: Felicity Greenway
Phone: (02) 9228 6338
Fax: (02) 9228 6466
Email: Felicity.greenway@planning.nsw.gov.au

Stephen McMahon
Inspire Urban Design and Planning
PO Box 277
South Sydney Business Hub NSW 2015

Our ref: S00/01499

Dear Mr McMahon

**Cruisecraft Marina, Berowra Waters (DA 150-06-01)
Director General's Requirements**

I refer to your correspondence seeking advice as to the appropriate assessment process for a modification to the development consent for the Berowra Waters Marina at Berowra Waters and the requirements for the preparation of the relevant supporting documentation.

Based on the information provided, I can confirm that the Department believes the proposed modification should be assessed under section 96(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

I have attached a copy of an application form and the Department's requirements for the proposed modification.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the Statement of Environmental Effects (SEE) for the project to determine:

- the fees applicable (see clause 258 of the EP&A Regulation);
- the consultation and exhibition requirements; and
- the number of copies of the SEE required.

If you have any queries or would like to discuss this matter further, please contact Felicity Greenway on 9228 6338.

Yours sincerely

Chris Ritchie
Manager - Industry
Major Development Assessment

3/9/09

Director-General's Requirements

Section 96(2) of the *Environmental Planning and Assessment Act 1979*

| | |
|----------------------|--|
| Modification | Full replacement of existing marina pontoon and piles with new piles and floating pontoons. No increase in the number of berths is proposed. |
| Site | Kirkpatrick Way, Berowra Creek |
| Applicant | Cameron Brae Pty Ltd |
| Date of Issue | September 2009 |
| General Requirements | <p>The Statement of Environmental Effects (SEE) must include:</p> <ul style="list-style-type: none"> • a description of the existing and approved operations/facilities on site, including all the statutory approvals that apply to these operations and associated environmental management/monitoring plans; • a detailed description of the proposal, including the: <ul style="list-style-type: none"> - need for the proposal; - alternatives considered; - plans for any new building works; - the revised operations on site (incorporating the proposal); • consideration of the proposal against the relevant statutory provisions, including whether it is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • a general overview of the environmental impacts of the proposal, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the proposal (see above), which includes: <ul style="list-style-type: none"> - a description of the existing environment; - an assessment of the potential impacts of the proposal and the revised operations on site, including any potential cumulative impacts; - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts of the proposal; • a summary of the management plans and monitoring programs at the facility, and a description of the proposed changes to these plans/programs to accommodate the proposal; • a conclusion justifying the proposal, taking into consideration its costs and benefits and the suitability of the site; and • a signed statement from the author of the SEE certifying that the information contained in the report is neither false nor misleading. |
| Key Issues | <ul style="list-style-type: none"> • Navigation and Safety; • Construction Management Plan; and • Visual. |
| References | The SEE must take into account relevant State government technical and policy guidelines, as well as industry guidelines. While not exhaustive, guidelines which may be relevant to the project are included in the attached lists. |
| Consultation | <p>During the preparation of the SEE, you should consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. The consultation process and the issues raised must be described in the SEE.</p> <p>In particular, you should consult with:</p> <ul style="list-style-type: none"> • NSW Maritime; • Hornsby City Council; |

State Government Technical and Policy Guidelines - For Reference

| Aspect | Policy /Methodology |
|---------------------------------------|---|
| Marinas | |
| | AS 3962 – Guidelines for Design of Marinas |
| | Engineering Standards and Guidelines for Maritime Structures (NSW Maritime) |
| | Best Management Practice for Marina and Boat Repair Facilities (DUAP) |
| Visual | |
| | Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282) |
| Soils and Water | |
| <i>Erosion & Sediment Control</i> | Managing Urban stormwater: Soils & Construction (Landcom) |
| | Design Manual for Soil Conservation Works – Technical Handbook No. 5 (Soil Conservation Service of NSW) |
| <i>Stormwater</i> | Managing Urban Stormwater: Strategic Framework. Draft (EPA) |
| | Managing Urban Stormwater: Council Handbook. Draft (EPA) |
| | Managing Urban Stormwater: Treatment Techniques (EPA) |
| | Managing Urban Stormwater: Source Control. Draft (EPA) |
| <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) |
| | Bunding and Spill Management (EPA) |
| | Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DECCW) |
| | Using the ANZECC Guideline and Water Quality Objectives in NSW (DECCW) |
| Flora and Fauna | |
| | Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries 1999) |
| | Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DECCW) |

