



NSW GOVERNMENT
Department of Planning

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Our Ref: S91/00429

Ms Kristy Lee
Hamptons Planning
PO Box 2504
BONDI JUNCTION NSW 1355

Dear Ms Lee

**Director General's Requirements
d'Albora Marina Expansion Project
Project Application MP 08_0046**

The Department has received your application for the d'Albora Marina Expansion Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant agencies, and are based on the information you have provided to date. I have attached a copy of the agencies' comments for your information.

Please note that the Director-General may subsequently alter these requirements.

The Department's preference is for facilities like the d'Albora Marina to operate under one, modern planning approval. Consequently you are encouraged to consider surrendering all existing planning approvals, if the project is approved, and to develop the project with this in mind.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary requirements may need to be issued.

I note that at this stage land owner's consent has not been provided. As such, you are required to demonstrate that land owner's consent has been obtained when you lodge the Environmental Assessment.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

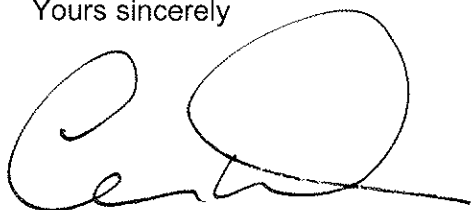
- applicable fee (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Ann-Maree Carruthers on 9228 6550.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C. Wilson', with a large loop and a trailing flourish.

14.5.08

Chris Wilson
Executive Director
Major Project Assessment
As delegate of the Director-General

Director-General's Requirements

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

Application Number	08_0046
Project	Expansion and redevelopment of the d'Albora Marina, The Spit, Mosman. The proposal includes: <ul style="list-style-type: none"> • increasing the capacity of the marina from 165 berths to 200 berths; • alterations and additions to the existing structures/infrastructure at the marina including the building on site, the slipway and associated hard stand area; and • the provision of a new access to the site.
Site	Spit Road, Mosman
Proponent	Macquarie Leisure Operations Limited
Date of Issue	May 2008
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"> • Visual Amenity – including the: <ul style="list-style-type: none"> – the design and visual appearance of the proposed works including any lighting and signage; and – visual impacts of the project on the public domain, and in particular the waterways of Middle Harbour and the public reserve adjacent to

	<p>the existing marina;</p> <ul style="list-style-type: none"> • Soils and Water – including the: <ul style="list-style-type: none"> – potential water quality impacts of the project on both surface and groundwater resources including the proposed erosion and sediment controls during construction and the proposed stormwater management system during operations; – potential disturbance of contaminated sediments during construction and operation; and – consideration of potential acid sulfate soil impacts; • 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 public car park; – the navigation and safety impacts on water users in Middle Harbour; – the potential loss of public access to the foreshore and waterways of Middle Harbour (including swing moorings and adjacent water based infrastructure); • Noise – including construction, operation and traffic noise; • Air Quality – including construction and operation; • Aquatic Flora and Fauna – including an assessment of any impacts on critical habitats, threatened species, protected species, populations or ecological communities and their habitats in the region; • Hazards and Risk – including an assessment of the potential hazards and risks associated with the proposed project. A preliminary risk screening must be completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)</i> and <i>Applying SEPP 33 (DUAP, 1994)</i>, and where necessary, a Preliminary Hazard Analysis (PHA) undertaken; and • 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.
References	<p>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.</p>
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 and Climate Change; • Department of Water and Energy; • NSW Maritime; • Department of Lands; • Department of Primary Industries; • NSW Roads and Traffic Authority; and • Mosman Municipal Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
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>Contamination</i>	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
<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)
Traffic and Transport	
	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)
Flora and Fauna	
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities. Working Draft (DEC)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (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)

Industry Guidelines - For Reference

Aspect	Resource
Marinas	
	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)

Strategic Plans - For Reference

Aspect	Resource
	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
	Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

