



Planning

Mr Stuart Wilmot
c/- Tony Ellis
Urban Perspectives
PO Box 4507
SYDNEY NSW 2001

Y09/2691

Dear Mr Wilmot

Major Project Request: Sydney Super Yacht Marina Redevelopment, James Craig Road, Rozelle Bay (MP 09_0165)

Thankyou for your email dated 31 August 2009, acting on behalf of Sydney Superyacht Marina Pty Ltd, seeking the Minister's opinion as to whether a proposal for the redevelopment of Sydney Super Yacht Marina is a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979*.

As delegate of the Minister for Planning, I have formed the opinion that your proposal is development of a kind described in Schedule 2, Part 1, Clause 7(2) of the *State Environmental Planning Policy (Major Development) 2005* and is a Project to which Part 3A of the Act applies.

The Department is currently preparing the Director General's Environmental Assessment Requirements (DGRs) for the proposal and these will be forwarded to you once completed.

If you have any further enquiries about this matter, please do not hesitate to contact Daniel Keary, Director, Government Lands & Social Projects Assessments on 9228 6373 or via email at daniel.keary@planning.nsw.gov.au

Yours sincerely

Richard Pearson
Deputy Director General
Development Assessment & Systems Performance

Director General's Requirements

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

Application number	MP 09_0165
Project	Sydney Super Yacht Marina Redevelopment
Location	James Craig Road, Rozelle Bay, Rozelle
Proponent	Sydney Superyacht Marina Pty Ltd
Date issued	5 November 2009
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and guidelines to be addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy 55 - Remediation of Land; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005; • Sydney Metropolitan Strategy and the Draft Inner West Subregional Strategy; • Rozelle and Blackwattle Bays Maritime Precincts Master Plan; • Water Management Act 2000; • Protection of the Environment Operations Act 1997; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form / Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the locality. • Potential impacts on heritage items in the vicinity of the site including Glebe Island Bridge. • Design quality with specific consideration of: building façades, massing, setbacks, articulation, colours, materials/finishes; visual impacts including views; and safety by design. • Identify proposed public domains, landscaped areas, and linkages with and between other public domain spaces, including the waterfront. • Address existing and future opportunities for public access to and along the foreshore. 3. Transport and Accessibility Impacts <ul style="list-style-type: none"> • Demonstrate the provision of sufficient on-site car parking and secure bicycle storage and amenities for the proposal having regard to accessibility of the site to public transport, local planning controls, and RTA guidelines. • A Traffic and Transport Assessment is to be prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), measures to promote public transport usage and pedestrian and bicycle linkages. 4. Flora and Fauna Assessment of potential impacts on any flora and fauna, including relevant mitigation measures.

	<p>5. Drainage / Flooding Address drainage/flooding issues associated with the site, including:</p> <ul style="list-style-type: none"> • Stormwater and drainage infrastructure; • Integrated Water Management Plan including any proposed water sensitive urban design measures; and • Assessment of any flood risk in accordance with the guideline contained in the NSW Floodplain Development Manual (2005) including potential effects of climate change, sea level rise and an increase in rainfall intensity. <p>6. Water, Air, Noise and Odour Quality Address potential water quality, air quality, noise, vibration and odour impacts, during the construction and operation of the development and appropriate mitigation measures.</p> <p>7. Waste Management Identify all potential sources of liquid waste and non-liquid wastes as defined in the Environmental Guideline <i>Waste Classification Guideline</i> (DECC, 2008). The EA should identify any waste that will be stored, separated or processed on the site and identify the procedures to be adopted to manage these wastes.</p> <p>8. Infrastructure Provision</p> <ul style="list-style-type: none"> • Detail the existing infrastructure on site and identify possible impacts on any such infrastructure from the proposal, including the existing Sydney Water and possible Energy Australia infrastructure. • Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation and/or augmentation. <p>9. Social Impacts Consideration of social impacts including but not limited to potential impacts on existing community facilities and services, employment opportunities, transport infrastructure and public safety.</p> <p>10. Construction Impacts Identify measures to ameliorate potential construction impacts including vehicular / pedestrian access, noise and vibration, air quality, water quality and waste management.</p> <p>11. Staging Details regarding the staging of the proposed development.</p> <p>12. Ecologically Sustainable Development (ESD) Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</p> <p>13. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines</i> October 2007.</p>
Deemed refusal period	60 days

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	<p>5. Other plans:</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. • Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.