

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 5589 - 2012
Proposal Name	Construction and operation of a temporary Sydney International Convention and Exhibition Precinct
Location	Glebe Island, Sydney
Applicant	APP Corporation, on behalf of Infrastructure NSW
Date of Issue	11.10.12
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> • Adequate baseline data. • Consideration of potential cumulative impacts due to other development and other operations (including Port operations) in the vicinity. • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Relevant EPIs, Policies and Guidelines Demonstrate that the project will comply with the requirements set out in the following provisions:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Major Development) 2005. • State Environmental Planning Policy (State & Regional Development) 2011. • State Environmental Planning Policy No.55 (Remediation of Land) 2005 • Sydney Regional Environmental Plan No.26- City West • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP. • Demonstrate that the project is consistent with NSW 2021, Metropolitan Plan for Sydney 2036 and the draft Inner West Subregional Strategy. • Glebe Island and White Bay Master Plan. • NSW 2012. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p>

2. Built Form and Urban Design

- Address the height, bulk and scale of the proposed development in accordance with relevant development standards and the context of the locality including:
 - existing buildings and port operations on the site;
 - an assessment of the visual impact of the proposal including to and from heritage listed buildings;
 - 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, as relevant; and
 - details of publicly accessible areas associated with the use within the site including landscaping, lighting, furniture etc.

Relevant Policies and Guidelines:

- *Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282).*

3. Transport, Traffic and Accessibility Impacts

- Prepare a Traffic Impact Assessment (TIA) that:
 - evaluates daily and peak traffic movements likely to be generated by the development (construction & operation), including peak traffic movements during special events.
 - evaluates the cumulative impacts and potential conflict with traffic movements generated by existing port uses and the proposed White Bay Cruise Passenger terminal.
 - provides network modelling that captures dynamic and co-ordinated traffic light operations to assess the impact on the surrounding road network. This modelling should take into account the cumulative impacts of surrounding development on the road network. This modelling should include the interaction between pedestrian and vehicular traffic.
 - identifies upgrades to roads/intersections required to facilitate the proposal including with specific regard to:
 - Roberts Street intersection with Mullens Street, Victoria Road and Buchanan Street; and
 - James Craig Road intersection with the Crescent and Victoria Road.
 - identifies pedestrian/cycle connections required to service the precinct, taking into consideration connections to external networks.
 - details access arrangements for workers to/from the site, emergency vehicles and service vehicle movements.
 - details how visitors and the public (as relevant) will access and leave the site.
 - demonstrates how staff and visitors to the site will be able to make travel choices in order to minimise adverse traffic impacts.
- Include details on parking provision. An adequate level of parking for the proposed development must be provided having regard to the level of accessibility to the site via alternative forms of transport. This should include an assessment of parking demand (including for special events/major exhibitions); measures to discourage/provide alternatives to private car use; and management measures.

Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (RTA); and*
- *Planning Guidelines for Walking and Cycling.*

4. Noise

- The application must include an assessment of noise and vibration impacts from all activities on the site including construction, operation and traffic. In addition, the application must include an assessment of the cumulative noise impacts from neighbouring sites including, Sydney Ports, The Cruise Passenger Terminal and the Sydney Superyacht Marina development. The assessment must identify and outline all reasonable and feasible mitigation measures and monitoring procedures to minimise noise impacts to sensitive noise receivers. The assessment should also consider the impact of external noise (ie. port operations) on the internal acoustic levels of the facility and make recommendations regarding relevant mitigation measures that can be adopted during the design phase.
- Identify noise generating special events and prepare a 'worst case' noise impact assessment on residential development nearby. The noise assessment should include a noise assessment from the operation of the facility during weekdays, weekends, evenings and night periods.

Relevant Policies and Guidelines:

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

5. Visitor Access and associated works

- Provision of a Site Improvement Plan identifying all temporary works within the site.
- Details on the interface between the proposed uses and the remainder of the site relative to visitor access including the new ferry terminal and the proposed car parking facilities and co-location with existing port operations.
- Outline the provision of public access to and along the foreshore. If public access is not feasible provide justification
- Provide specific details of design features which are temporary and or permanent (as relevant), including but not limited to:
 - paths of travel including footpaths and pavements;
 - wharves/boardwalks etc;
 - materials and finishes;
 - furniture and fixtures;
 - lighting including pedestrian lighting and feature lighting;
 - edges, screens and fences; and
 - extent of temporary and permanent features to be clearly shown, including bicycle parking, furnishing or footings, finished surfaces, service and planting.

6. Marine Works and Water Transport

- Assess the geotechnical and contamination issues associated with the construction of the temporary wharf/pontoon including the contamination status of the sediments to be disturbed, the impacts associated with disturbance of sediment, and the management and mitigation measures to be employed during marine works.
- Assess the wind, wave and current regime and water depth suitability and impact on the safety of any moored vessel and any person using the proposed development.
- Outline how the navigable waters created by the application will be managed, including consideration of Roads and Maritime Services (RMS) role.
- Identify the proposed use of waters of Johnsons Bay and White Bay and any infrastructure necessary to accommodate such uses.
- Assess the proposed ferry movements/operations in relation to commercial shipping movements in and around Glebe Island and White Bay.
- Identify the demand and location for private charter vessel set-down and pick-up, and how these impacts will be managed.

7. Water, Drainage, Stormwater and Groundwater

- Address the potential impacts due to construction and operations on surface water and stormwater, marine vegetation and aquatic ecology from all works, both on-shore and off-shore and the identification of management and mitigation measures.
- Consider the drainage and stormwater management issues, including on-site detention of stormwater, and drainage infrastructure.
- Outline water supply sources, proposed end users of potable and non-potable water and any water conservation measures.

Relevant Policies and Guidelines:

- *Managing Urban Stormwater: Soils and Construction, Vol.1, 2A and 2D (Landcom); and*
- *Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)*

8. Remediation and Contamination

- The EIS must include a Phase 1 Preliminary Site Investigation. The report must be prepared in accordance with State Environmental Planning Policy No.55 (Remediation of Land) 2005 and the contaminated land planning guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* and relevant guidelines produced or approved under section 105 of the Contaminated Land Management Act 1997.
- The Preliminary Site Investigation is to include an assessment of land and groundwater contamination in all areas where project associated construction works are to be undertaken.

Note:

- a. The current guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* are the guidelines "Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land" 1998.
- b. If the Phase 1 Report identifies that remediation is required, then the requirements of SEPP 55 must be addressed including the provision of a Remedial Action Plan.

9. Event Management

- Outline the Community Communications Strategy to provide mechanisms to facilitate communication between the Proponent (and its contractors) and key stakeholders regarding events during the operation of the site.
- For events that are outside the scope of those permitted to be undertaken as exempt or complying development in State Environmental Planning Policy (Temporary Structures) 2007, outline the type of events, their scale and frequency, and provide a framework for the management plans and policies including the following:
 - Structural drawings of temporary structures.
 - Security Management Plan.
 - Noise Management Plan.
 - Emergency Management and Incident Response Plan.
 - Security Risk Assessment Plan.
 - Alcohol Management Plan.
 - Waste Management Plan.
 - Food Management Plan
 - Occupational Health and Safety Policy Manual.
 - Water Based Traffic and Infrastructure Management Plan.

Note: Consideration and preparation of an Exempt and Complying Event Code could form part of the application to establish the types of events that can be undertaken as exempt and complying development in addition to those permitted under State Environmental Planning Policy (Temporary Structures) 2007.

10. Waste

- The EIS shall 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.

11. Heritage

- Address the impact of the proposal on the heritage significance of any heritage items and/ or conservation areas in accordance with the guidelines in the NSW Heritage Manual and relevant Council EPI's.
- Prepare an archaeological assessment (if relevant) of the likely impacts of the proposal on any Aboriginal cultural heritage, European cultural heritage and other archaeological items and outline proposed mitigation and conservation measures.

12. Infrastructure Provision

- Detail the existing infrastructure on site and identify possible impacts on any such infrastructure from the proposal.
- Detail the proposed infrastructure that will service the development and demonstrate that the site can be suitably serviced. This is to include lighting details and measure to mitigate light spill and potential impacts to the amenity of neighbouring residential areas.
- Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation.

13. Ecologically Sustainable Development (ESD)

- Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

14. Environmental, Construction and Site Management Plan

- The EIS shall provide an outline of the Environmental and Construction Management Plan for the proposed works, and is to include the following (as relevant):
 - Community consultation, notification and complaints handling.
 - Details of soils and water management, dust/ air pollutant management and waste management and recommended mitigation measures.
 - Impacts of construction on adjoining development and proposed measures to mitigate construction impacts.
 - Noise and vibration impacts on and off site.

15. Staging

- Details regarding the staging of the proposed development, if relevant.

16 Economic Impacts

- Identify the key economic benefits and disbenefits to the State of NSW likely to result from the proposal.

17. Consultation

- Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.
- Undertake an appropriate level of consultation with council and state government agencies.
- Provide details on the Community Engagement Framework to guide the public consultation process.

Plans & Documents

Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings ; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed plans, sections and elevations of the development, including all temporary structures and site features; • the height (AHD) of the proposed development in relation to the land; and • any changes that will be made to the level of the land by excavation, filling or otherwise.
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; • 12 hard copies and 12 electronic copies of the documents and plans (once the application is considered acceptable); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.
Consultation	<p>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:</p> <ul style="list-style-type: none"> • Leichhardt and City of Sydney Council. • Sydney Ports Corporation and The Harbour Master. • Roads and Maritime Services, with regard to maritime functions in particular the management of new navigable waters. • Local Aboriginal Land Council and stakeholders. • Local Heritage Group/s, if relevant. <p>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.</p>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>