



Mr John Arnold
EMM Consulting Pty Ltd
PO Box 21
St Leonards NSW 1590

Our ref: DA 7713

Dear Mr Arnold

Secretary's Environmental Assessment Requirements (SEAR) for Commercial Marine Precinct Project, White Bay 6 (DA 7713)

Thank you for your request for the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above development proposal. I have attached a copy of these requirements.

These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department of Planning and Environment (the Department) will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

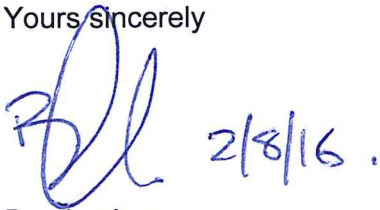
- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and*

Biodiversity Conservation Act 1999 (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Mr Ashley Cheong, who can be contacted on (02) 9228 2052 or via email at ashley.cheong@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to be 'BL', followed by the date '2/8/16'.

Ben Lusher
Director
Key Sites Assessments
as delegate for the Secretary

Secretary's Environmental Assessment Requirements

Section 78A(8) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Designated Development

Application No.	DA 7713
Proposal Name	Commercial Marine Precinct Project, White Bay 6
Location	Robert Street (Lot 11 DP 1170710), Balmain.
Applicant	The Baileys Marine Group
Date of Issue	July 2016
General Requirements	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.
Key issues	<p>The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed:</p> <ul style="list-style-type: none"> • strategic context – including: <ul style="list-style-type: none"> – a detailed justification for the proposal and suitability of the site for the development; – a demonstration that the proposal is consistent, or justification for any inconsistencies, with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies; – a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out; and – an assessment against the relevant provisions, goals and objectives in the following: <ul style="list-style-type: none"> ○ <i>State Environmental Planning Policy (State Significant Precincts) 2005</i>; ○ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; ○ <i>Sydney Regional Environmental Plan No 26 – City West</i>; ○ <i>Plan for Growing Sydney</i>; ○ <i>NSW Long Term Transport Master Plan</i>; and ○ <i>NSW State Priorities</i>. • navigation and safety – address potential navigation and safety impacts including: <ul style="list-style-type: none"> – a detailed assessment of the impacts of increased vessel movements on water based traffic and scheduling, wharf capacity, waterway access (including equity), waterway sharing and existing users of White Bay in the vicinity of the site and Sydney's ferry Future; and – the consideration of measures to ensure the safety of any recreational users of White Bay and its surrounds. • traffic – including a Traffic and Transport Impact Assessment (TTIA) for construction and operation activities of the proposed facility, including but not limited to: <ul style="list-style-type: none"> – details of peak hour and daily traffic movements during the construction and operation of the proposal including vehicle type,

	<p>public transport, pedestrian and bicycle trips;</p> <ul style="list-style-type: none"> - details of access arrangements to the proposed facility; - detailed plans of the proposed layout of the internal road network and parking arrangement on site in accordance with the relevant Australian Standards; - details of emergency vehicles and maintenance/service vehicle movements and access arrangements (including vehicle type); - details of the proposed truck marshalling area during peak construction and operation of the facility; - a cumulative assessment of traffic and transport impacts during construction and operation of the proposal, taking into consideration other activities within the Glebe Island area and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations; and - details of any maintenance and/or upgrade works required to the surrounding road network to ensure vehicle movements to and from the facility to arterial roads could be safely accommodated. <ul style="list-style-type: none"> • water quality – including: <ul style="list-style-type: none"> - an assessment of any impacts on the water quality of White Bay and surface and groundwater hydrology and quality during construction and operation; - an assessment of any impacts on the ecological value of the waterway and land and the quality of the foreshore line; - the consideration of any impacts on groundwater dependent ecosystems, flooding and acid sulphate soils; - the consideration of alternative water supply arrangements and water conservation measures; - wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water in accordance with the relevant guidelines; - the identification of any water licensing requirements or other approvals required under the <i>Water Act 1912</i> or <i>Water Management Act 2000</i>; - proposed management, mitigation and monitoring measures for the containment of pollutants (e.g. fuel and sewage) and prevention of potential water quality impacts; - a detailed water balance for the development outlining the measures that would be implemented to ensure an adequate and secure water supply is available for the proposal; and - a suitable water quality monitoring program. • soil and erosion – including: <ul style="list-style-type: none"> - details of the nature and extent of construction activities such as cut and fill and clearing; - an assessment of the impacts on the foreshore formation, below water land formations, anticipated erosion rate and bank stability; and - the identification of erosion, sediment and stormwater management and controls during construction and operation.
	<ul style="list-style-type: none"> • visual impacts – including an assessment of the visual impact of the proposal, particularly: <ul style="list-style-type: none"> - on land uses along the foreshore areas of White Bay and Sydney Harbour; - on private properties and significant vantage points in the public domain; - on the scenic quality of White Bay; and - at night-time including consideration of impacts from light-spill. • noise and vibration – including a Noise and Vibration Impact Assessment of construction, operation and traffic impacts prepared in accordance with the relevant Environment Protection Authority guidelines.

	<p>This assessment must consider any potential impacts on nearby sensitive receivers and outline proposed noise mitigation and monitoring measures.</p> <ul style="list-style-type: none"> • air quality – including an Air Quality and Odour Impact Assessment of the construction and operation activities of the proposed development, prepared in accordance with relevant Environment Protection Authority guidelines. This assessment must consider any potential impacts on nearby sensitive receivers and outline proposed mitigation and monitoring measures. • flora and fauna – including: <ul style="list-style-type: none"> – an assessment of potential impacts on any flora and fauna, including threatened species, populations or communities (e.g. Psodonia seagrass) or their habitats; and – recommendations of appropriate mitigation measures during construction and operation. • built form – including an assessment of the built form of the all buildings and structures (kiosks etc), within specific consideration of the massing, waterfront interface, setbacks and visual impacts. • heritage – including a Heritage Impact Statement (HIS) which assesses the likely impacts of the proposal on the significance of heritage items in the vicinity of the site. • contamination – details of any ground disturbance, consideration of any impacts on contamination including a Phase 1 contamination assessment and demonstration that the development is consistent with requirements of <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>. • hazards and risk – including: <ul style="list-style-type: none"> – identification of any potential incidents that may occur during the construction and operation of the project and appropriate management and mitigation measures; and – a Preliminary Hazards Analysis of the development. • waste management – including: <ul style="list-style-type: none"> – identification, classification and quantification the likely waste streams that would be handled/stored/disposed of at the facility; – a description of how this waste would be treated, stored, used, disposed and handled on site, and transported to and from the site, and the potential impacts associated with these issues; and – details of the measures that would be implemented to reduce and (where possible) and recycle waste in line with NSW Government waste policy. • cumulative impacts – including: <ul style="list-style-type: none"> – the consideration of cumulative impacts from existing and approved developments in the area (e.g. the Sydney Exhibition Centre, White Bay Cruise Ship Terminal and the Sydney Super Yacht Marina) particularly potential air, noise and vibration and traffic impacts during construction and operation and – the preparation of a draft construction management plan and a draft operational management plan.
Environmental Planning Instruments and other policies	<p>The EIS must assess the proposal against the relevant environmental planning instruments, policies and guidelines, including but not limited to:</p> <ul style="list-style-type: none"> – <i>State Environmental Planning Policy No. 33 (Hazardous and Offensive Development);</i> – <i>State Environmental Planning Policy No. 55 (Remediation of Land);</i> – <i>Sydney Regional Environmental Plan No. 26 - City West;</i> – <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</i> – <i>State Environmental Planning Policy (State Significant Precincts) 2005;</i> – <i>Leichhardt Local Environmental Plan 2013;</i> – <i>Sydney Harbour Foreshores and Waterways DCP 2005;</i>

	<ul style="list-style-type: none"> – <i>Glebe Island and White Bay Masterplan 2000</i> – <i>The Transformation Plan: The Bays Precinct Sydney (Urban Growth); and</i> – <i>Guiding Principles for Marine Foreshore Development (Urban Growth).</i>
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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Inner West Council; • Transport for NSW; • Roads and Maritime Services; • Environment Protection Authority; • Office of Environment and Heritage; • Heritage Council of NSW; • Urban Growth NSW; • Port Authority of NSW; • Water Police; and • Other relevant government authorities. <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 SEARs, you must consult further with the Secretary 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.</p>

Policies & Guidelines

Aspect	Policy /Guideline/Plan
Traffic	<ul style="list-style-type: none"> Guide to Traffic Generating Development (RMS) Guide to Road Design (AUSTROADS) Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)
Noise and Vibration	<ul style="list-style-type: none"> NSW Industrial Noise Policy 2000 (EPA) NSW Industrial Noise Policy – application notes 2013 (EPA) NSW Road Noise Policy 2001 (DECCW) NSW Road Noise Policy – application notes 2013 (EPA) Assessing Vibration: A Technical Guideline 2006 (DEC) Interim Construction Noise Guideline 2009 (DECC)
Air Quality	<ul style="list-style-type: none"> Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2005) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2007) Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and Health Council, 2012) Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (DEC, 2006) Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes (DEC, 2006)
Heritage	<ul style="list-style-type: none"> Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC) NSW Heritage Manual (NSW Heritage Office & DUAP) The Burra Charter (The Australia ICOMOS charter for places of cultural significance) Assessing Significance for Historical Archaeological Sites and Relics (OEH, 2009) How to Prepare Archival Records of Heritage Items (OEH, 1998) Levels of Heritage Significance (OEH, 2008) Movable Heritage Principals (OEH, 2000) Objects in Their Place: An Introduction to Movable Heritage (OEH, 2004) Photographic Recording of Heritage Items Using Film or Digital Capture (OEH, 2006) Revealing the Past: An Introduction to Maritime Archaeology (OEH, 2004) Stabilising Stuff: A Guide for Conserving Archaeological Finds in the Field (OEH, 2012) Statements of Heritage Impact (OEH, 2002)
Soil and Water	<ul style="list-style-type: none"> Managing Urban Stormwater: Treatment Techniques (OEH) Managing Urban Stormwater: Source Control (OEH) Managing Urban Stormwater: Erosion and Sediment Control and Managing Urban Stormwater: Harvesting and Reuse (OEH) Managing Urban Stormwater: Soils & Construction (Landcom)

	Australia Runoff Quality 2004 (Engineers Australia)
	Water Sensitive Urban Design Engineering Procedures: Stormwater 2005 (Melbourne Water)
	Water Sensitive Urban Design: Basic Procedures for 'Source Control' of Stormwater – A Handbook for Australian Practice 2007 (Engineers Australia)
	Technical Guidelines: Bunding & Spill Management (OEH)
	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 (OEH)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH)
Contamination	
	State Environmental Planning Policy (Remediation of Land) No.55
	Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land 1998 (DP&I)
	Guidelines for Consultants on Reporting on Contaminated Sites (1997) (EPA)
	Contaminated Land Management Act 1997
	National Environment Protection (Assessment of Site Contamination) Measure 1999
Visual Impacts	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
Waste Management	
	Waste Classification Guidelines 2008 (OEH)
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
Flora and Fauna	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	DECCW's Threatened Species Assessment Guidelines – Assessment of Significance (2007).
	Policy and Guidelines for Fish Habitat Conservation and Management (NSW Fisheries, 2013)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)

Attachment 1 – Agency EIS Requirements

From: [MALLOCH Angela](#)
To: [Ashley Cheong](#)
Cc: [WEBB Susannah](#)
Subject: 20160721 RMS Response: Request for SEARs for Commercial Marine Precinct Project , White Bay (DA 7713)
Date: Thursday, 21 July 2016 9:18:06 AM
Attachments: [image001.png](#)

Hi Ashley,

Sorry for the delay in responding to you. Roads and Maritime require the following inclusions in the key issues for the Secretary's Environmental Assessment Requirements for the Commercial Marine Precinct Project DA 7713:

2. Traffic:

- Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). ✓
- Details of service vehicle movements (including vehicle type and likely arrival and departure times). ✓

13. Navigation and Safety:

- The proposal should be supported by a detailed navigation assessment to review/assess any impact on other users of the waterway in the locality especially noting the Water Police base. ✓

Regards,
Angela Malloch
Senior Land Use Planner | Network & Safety
T 02 8849 2041
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
Level 5, 27 Argyle Street Parramatta NSW 2150

From: Ashley.Cheong@planning.nsw.gov.au [<mailto:Ashley.Cheong@planning.nsw.gov.au>]
Sent: Wednesday, 22 June 2016 10:13 AM
To: Development Sydney
Subject: Request for SEARs for Commercial Marine Precinct Project , White Bay (DA 7713)

Dear Sir/Madam

Request for SEARs for Commercial Marine Precinct Project, White Bay (DA 7713)

Bailey's Marine Fuels Pty Ltd has submitted a request to the Department of Planning & Environment for Secretary's environmental assessment requirements (SEARs) for the above proposal. A copy of the applicant's scoping document and a copy of the Department's draft SEARs are enclosed for your information.

The proposed development is designated and integrated development under Part 4 of the *Environmental Planning and Assessment Act 1979*. The Minister for Planning is the consent authority.

It would be appreciated if you could provide input on the draft SEARs for the proposal.



Our reference: DOC16/306948-01
Contact: Stuart Clark 9995 6835

Ashley Cheong
Planning Officer – Key Sites Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Cheong,

The Environment Protection Authority (EPA) refers to your email dated 22 June 2016 requesting input to the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Commercial Marine Precinct Project at White Bay Berth 6 in Balmain (DA 7713). The EPA has reviewed the information provided by EMM Consulting Pty Limited (EMM) on behalf of The Baileys Marine Group (the proponent).

The EPA has identified a range of environmental issues that the Proponent will need to be considered in the Environmental Impact Statement (EIS). These are outlined in Attachment A. The EPA recommends that the EIS include comprehensive consideration of the following issues for both the construction and operation phase:

- air quality and odour management;
- water management during the construction and operations phase;
- noise management;
- waste management;
- incident risks and contingency practices; and
- Acid Sulphate Soils management

The EPA has also identified that the proposed Project footprint relates to a current Environment Protection Licence. If the Project is approved the current licence may be required to be varied to incorporate ancillary activities.

Should you have any further questions please contact Stuart Clark 9995 6835 for assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stuart Clark', written over a horizontal line.

13.7.16

Stuart Clark
A/Unit Head Sydney Industry
Environment Protection Authority

PO Box 668 Parramatta NSW 2124
Level 13, 10 Valentine Avenue, Parramatta NSW 2150
Tel: (02) 9995 5000 Fax: (02) 9995 6900
ABN 43 692 285 758
www.epa.nsw.gov.au

Attachment A

Request for Secretary's Environmental Assessment Requirements – Commercial Marine Precinct Project, White Bay (DA 7713)

Environment Protection Licence and Appropriate Regulatory Authority role

The proposed Project footprint covers an area currently occupied by an EPA licenced premises. If the project is approved the EPL may require a variation to include increased footprint or ancillary activities.

Air Quality and Odour Management

Air quality and management from construction and operational activities, must be taken into specific consideration given the proximity to sensitive receivers.

An Air Quality Impact Assessment ("AQIA") should be undertaken for the project and should consider the requirements of the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (2005)*. This should include all potential air emissions and odour impacts from construction and operation, including details of air quality impacts, mitigation, management and monitoring measures for preventing and/or minimising both point and fugitive emissions.

The AQIA must also consider the requirements of the *Protection of the Environment Operations (clean Air) regulation 2010*.

Soil and Water Management

The EIS must incorporate the following soil and water management information:

-
- description of the construction erosion and sediment controls;
- an assessment of potential water impacts associated with the development; and
- details of impact mitigation, management and monitoring measures.

Acid Sulphate Soils

The potential impacts for the project on acid sulphate soils must be assessed and managed in accordance with the relevant guidelines in *Acid Sulphate Soils Manual* (stone et al.1998) and the *Acid Sulphate Soils Laboratory methods guidelines* (Ahern et al 2004). If acid sulphate soils are identified on the footprint, the proponent must prepared and Acid Sulphate Management Plan accordance with the *Acid Soil Planning Guidelines*.

Noise Impacts

This project has the potential to impact a number of sensitive receivers surrounding the premises. A Noise Impact Assessment should be undertaken which considers construction and operational noise across the project, and must include the following:

- Operational noise from stationary aspects of the project should be assessed using the *NSW Industrial Noise Policy* (EPA, 2000).
http://www.epa.nsw.gov.au/resources/noise/ind_noise.pdf
- Construction noise associated with the project should be assessed using the *Interim Construction Noise Guideline* (EPA, 2009).
<http://www.environment.nsw.gov.au/noise/constructnoise.htm>
- Vibration from any construction activities to be undertaken on the premises should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (EPA, 2006).
<http://www.environment.nsw.gov.au/noise/vibrationguide.htm>

Waste Management

The EIS should provide details of liquid waste and non-liquid waste management, including:

- details of the quantities and classification of waste and wastewater to be generated on site;
- the transportation, assessment and handling of waste generated at the site;
- the methods for storage and disposal of all waste materials including stockpiling of wastes materials at the site;
- any waste processing related to the project including on-site treatment;
- the proposed controls for managing the environmental impacts of these activities; and
- details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2007.

Incident Management

The EIS should include an assessment of the potential for incidents to occur at any stage of the project, the measures to be used to minimise the risk of incidents and the procedures to be employed in the event of an incident.



INNER WEST COUNCIL

Contact: Gill Dawson
Phone: 9367 9044
8 July 2016

Cameron Sargent
A/Director, Key Sites Assessment
Department of Planning and Environment
GPO Box 39
SYDNEY
NSW 2001

Dear Cameron,

RE: Request for SEARs for Commercial Marine Precinct Project, White Bay (DA 7713)

Thank you for the opportunity to provide comment on the draft SEARs for the above proposed development. We have reviewed the draft SEARs and provide the following comments.

Part 2 Traffic

This should be expanded to encompass transport given the stated intention to transport a large percentage of the cruise passenger terminal's visitors via ferries/water taxis and should include assessment of:

- Details and impact of anticipated boat usage of the ferry wharf to service the cruise liner terminal;
- Details and impact of the passenger movement from the cruise liner terminal to the ferry wharf and safety impacts;
- How public access to the wharf will be maintained during high use periods when used by embarking/disembarking cruise liner passengers.
- How the proposed public walkway to the public wharf can be extended to meet the Bays Precinct Transformation Plan to deliver a continuous, staged waterfront promenade from Balmain to Pyrmont and linking to the CBD.

Part 3 Soil and Water

This should be expanded to include:

a) Waterway Analysis

The Waterway Analysis should include the following details:

- The ecological value of waterway and land to be impacted upon by the proposed development;
- The nature and extent of proposed construction activities such as cut and fill and clearing;
- The nature and extent of proposed operational activities;
- The quality of the foreshore line on-site and off-site waterways which may be directly or indirectly affected by the development, including, but not limited to:
 - physical characteristics of the waterway and riparian land;

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road Ashfield NSW 2131

- connectivity with waterway corridors;
- details of the location of threatened or endangered aquatic flora and fauna (a map is usually the best way of showing this, but other documentation, such as a flora or fauna survey report, may also be necessary);
- existing erosion and sediment conditions;
- below water land formations, current levels erosion and bank stability; and
- stormwater discharge points and stormwater treatment measures.

b) Assessment of Impacts

The assessment of impacts should include:

- Impacts on the foreshore formation, below water land formations, anticipated erosion rate and bank stability;
- Impacts on stormwater discharge points and stormwater treatment measures;
- Ecological impacts of the development;
- Landscape impacts of the development;
- Bank stability assessment demonstrating the building and development is not at risk from erosion processes;
- The extent of native vegetation proposed to be removed and impacted upon;
- Protects and manages the natural, cultural, recreational and economic attributes of the harbour;
- Protects and improves existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore. This is to include access for pedestrians or persons with a disability;
- Protects and preserves Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge;
- Ensures that the visual amenity of the coast is protected;
- Protects and preserves native coastal vegetation;
- Protects and preserves the marine environment of New South Wales;
- Protects and preserves rock platforms;
- Manages the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the Protection of the Environment Administration Act 1991);
- Encourages a strategic approach to coastal management;
- Is suitable given its type, location and design and its relationship with the surrounding area;
- Includes measures to conserve animals (within the meaning of the Threatened Species Conservation Act 1995) and plants (within the meaning of that Act), and their habitats;
- Includes measures to conserve fish (within the meaning of Part 7A of the Fisheries Management Act 1994) and marine vegetation (within the meaning of that Part), and their habitats;
- Maintains and enhances existing wildlife corridors and the impact of development on these corridors;
- Will impact on coastal processes and coastal hazards and how coastal processes and coastal hazards will impact on the development;
- Will reduce the potential for conflict between land-based and water-based coastal activities.
- Impacts upon the water quality of coastal waterbodies;
- Will, or is likely to, result in the impeding or diminishing, to any extent, of the physical, land-based right of access of the public to or along the coastal foreshore; and
- May result in, or is likely to, discharge untreated stormwater into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.

Part 5 Air Quality should be expanded to include:

Expert review of the development in relation air quality and health risk assessment:

- The adopted air quality goals and health risk standards, and suitability for assessment of the risk of impacts;

- The adequacy of local background air quality data utilised in the assessment of cumulative (project plus background) impacts;
- The overall predicted cumulative impact from the project, in conjunction with existing background and emissions from surrounding land uses;
- The appropriateness of proposed mitigation strategies, and identification of any additional mitigation measures or controls that could further reduce the potential exposure of the local population to air pollution and odour emissions from the project.

Consultation

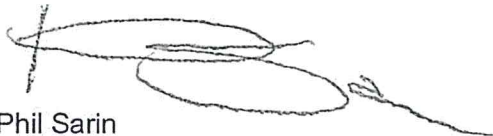
- Consultation with City of Sydney is not included in the SEARs requirements. The City of Sydney is a very near neighbour, being located less than 250 metres from the proposed development across Johnston's Bay and hence residents would be impacted.

Other Matters to be addressed:

- Emergency Management Plan;
- Complaints Management Plan of Management;
- Building Code Of Australia (BCA) Report - A Building Code / Fire Upgrade analysis of existing onsite structures which stipulates the specific detail is to be provided as to how the development will be either be fire protected or upgraded to meet current Building Code and Australian Standard requirements;
- Access Report - An access analysis / report should be provided having specific regard to the relevant Environmental Planning Instrument provisions, the Disability Discrimination Act 1992, the relevant Australian Standards and provisions of the Building Code of Australia (BCA). Specific detail is to be provided as to how the development will ensure equitable access (including any required building upgrade works for change of use and alteration and addition applications) for persons with a disability or less mobile persons.

Should you have any enquires regarding the matter please contact Gill Dawson, Manager Environment & Urban Planning (Leichhardt) on 9367 9044.

Yours sincerely



Phil Sarin
DIRECTOR PLANNING & ENVIRONMENT



Mr Ashley Cheong
Planning Officer
Key Site Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Cheong

**Request for SEARs for the Commercial Marine Precinct Project, White Bay
(DA 7713)**

Thank you for your email message dated 22 June 2016 requesting Transport for NSW (TfNSW) provide input to the draft SEARs for the subject development.

The suggested additions and changes to the SEARs are provided in track changes in the attached draft SEARs for the above development application.

If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner on 8202 2672.

Yours sincerely

Tim Dewey
**A/Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

11-7-16

Objective Reference CD16/09174

Secretary's Environmental Assessment Requirements

Section 78A(8) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Designated and Integrated Development

Application No.	DA 7713
Proposal Name	Commercial Marine Precinct Project, White Bay 6
Location	Robert Street (Lot 11 DP 1170710), Balmain in the Inner West local government area.
Applicant	The Baileys Marine Group
Date of Issue	TBC
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>The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • A Plan for Growing Sydney; • NSW Long Term Transport Master Plan; and • NSW State Priorities;
Key issues	<ol style="list-style-type: none"> 1. Strategic Context – including: <ul style="list-style-type: none"> – detailed justification for the proposal and suitability of the site for the development; and – a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies. 2. Traffic – including a Traffic and Transport Impact Assessment (TTIA) for construction and operation activities of the proposed facility, including but not limited to: <ul style="list-style-type: none"> – accurate details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development; – details of estimated peak hour and daily traffic movements likely to be generated including vehicle, public transport, pedestrian and bicycle trips; – details of access arrangements to the proposed facility; – detailed plans of the proposed layout of the internal road network and parking arrangement on site in accordance with the relevant Australian Standards; – indicative construction program and other construction projects likely to occur adjacent to the site; – proposed transportation of materials to the site including haulage routes, type of vehicles accessing the site and proposed locations for handling materials; – details of emergency vehicles and maintenance/service vehicle movements and access arrangements;

	<p>— details of the proposed truck marshalling area during peak construction and operation of the facility;</p> <ul style="list-style-type: none"> – an assessment of the predicted traffic and safety impacts on the road network located adjacent to the facility including any impacts of pedestrians, cyclists, bus services and bus stops; – cumulative impacts associated with other activities within the Glebe Island area; – mitigation measures for the safety and traffic impacts identified during the traffic and transport assessment; and – details of any maintenance and/or upgrade works required to the surrounding road network to ensure vehicle movements to and from the facility to arterial roads could be safely accommodated. – In relation to construction traffic: <ul style="list-style-type: none"> o assessment of cumulative impacts associated with other construction activities; o assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity; o Indicative construction program; o details of anticipated peak hour and daily truck movements to and from the site; o details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; o details of temporary cycling and pedestrian access during construction; o details of the proposed truck marshalling area during peak construction of the facility o details of proposed construction vehicle access arrangements at all stages of construction; and o assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities. <p>3. Soil and Water – including:</p> <ul style="list-style-type: none"> – assess impacts on water quality of White Bay and surface and groundwater hydrology and quality during construction and operation; – proposed management, mitigation and monitoring measures for the containment of pollutants (e.g. fuel and sewage) and prevention of potential water quality impacts; – a detailed water balance for the development outlining the measures that would be implemented to ensure an adequate and secure water supply is available for the proposal; – consideration of alternative water supply arrangements and water conservation measures; – wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water in accordance with the relevant guidelines; – erosion, sediment and stormwater management and controls during construction and operation; – identification of any water licensing requirements or other approvals required under the <i>Water Act 1912</i> or <i>Water Management Act 2000</i>; – consideration of any impacts on groundwater dependent ecosystems, flooding and acid sulphate soils; and
--	---

	<ul style="list-style-type: none"> – inclusion a suitable water quality monitoring program.
	<p>4. Noise and Vibration – including a Noise and Vibration Impact Assessment of construction, operation and traffic impacts prepared in accordance with the relevant Environment Protection Authority guidelines. This assessment must consider any potential impacts on nearby sensitive receivers and outline proposed noise mitigation and monitoring measures.</p> <p>5. Air Quality – including an Air Quality and Odour Impact Assessment during construction and operation prepared in accordance with relevant Environment Protection Authority guidelines. This assessment must consider any potential impacts on nearby sensitive receivers and outline proposed noise mitigation and monitoring measures.</p> <p>6. Visual Impacts – including an assessment of the visual impact of the proposal, particularly:</p> <ul style="list-style-type: none"> – on land uses along the foreshore areas of White Bay; – on private properties and significant vantage points in the public domain; – on the scenic quality of White Bay; and – at night-time including consideration of impacts from light-spill. <p>7. Built Form – including an assessment of the built form of the all buildings and structures, within specific consideration of the massing, waterfront interface, setbacks and visual impacts.</p> <p>8. Flora and Fauna – including:</p> <ul style="list-style-type: none"> – assessment of potential impacts on any flora and fauna, including threatened species, populations or communities (e.g. <i>Psodonia seagrass</i>) or their habitats; and – recommendation of appropriate mitigation measures during construction and operation. <p>9. Heritage – including a Heritage Impact Statement (HIS) which assesses the likely impacts of the proposal on the significance of heritage items in the vicinity of the site, particularly the White Bay Power Station and Glebe Island Silos.</p> <p>10. Contamination – details of any ground disturbance, consideration of any impacts on contamination including a Phase 1 contamination assessment and demonstration that the development is consistent with requirements of <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>.</p> <p>11. Hazards and Risk – including a Preliminary Hazards Analysis of the development.</p> <p>12. Waste Management – including:</p> <ul style="list-style-type: none"> – identification, classification and quantification the likely waste streams that would be handled/stored/disposed of at the facility; – a description of how this waste would be treated, stored, used, disposed and handled on site, and transported to and from the site, and the potential impacts associated with these issues; and – details of the measures that would be implemented to reduce and (where possible) and recycle waste in line with NSW Government waste policy.

	<p>13. Navigation and Safety – address potential navigation and safety impacts including:</p> <ul style="list-style-type: none"> – an assessment of the impacts of increased vessel movements on water based traffic and scheduling, wharf capacity, waterway access (including equity), waterway sharing and existing users of White Bay in the vicinity of the site whilst considering Sydney's Ferry Future; and – consideration of measures to ensure the safety of any recreational users of White Bay and its surrounds. <p>14. Cumulative Impacts – consideration of cumulative impacts from existing and approved developments in the area (e.g. the Sydney Exhibition Centre, White Bay Cruise Ship Terminal and the Sydney Super Yacht Marina) particularly potential air, noise and vibration and traffic impacts during construction and operation.</p>
Environmental Planning Instruments and other policies	<p>The EIS must assess the proposal against the relevant environmental planning instruments, policies and guidelines, including but not limited to:</p> <ul style="list-style-type: none"> – <i>State Environmental Planning Policy No. 33 (Hazardous and Offensive Development)</i>; – <i>State Environmental Planning Policy No. 55 (Remediation of Land)</i>; – <i>Sydney Regional Environmental Plan No. 26 - City West</i>; – <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; – <i>Sydney Harbour Foreshores and Waterways DCP 2005</i>; – <i>Glebe Island and White Bay Masterplan 2000</i> – <i>The Transformation Plan: The Bays Precinct Sydney (Urban Growth)</i>; and – <i>Guiding Principles for Marine Foreshore Development (Urban Growth)</i>.
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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Inner West Council; • Transport for NSW; • Roads and Maritime Services; • Environment Protection Authority; • Office of Environment and Heritage; • Heritage Council of NSW; • Port Authority of NSW; • Water Police; and • Other relevant government authorities. <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 SEARs, you must consult further with the Secretary 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.</p>