



Industry Assessments

Contact: John Booth

Phone: (02) 8275 1281

Email: john.booth@planning.nsw.gov.au

Mr James Thompson
ENARES Pty Ltd
Suite 1, Rose Bay Marina
594 New South Head Road
ROSE BAY NSW 2029

EF18/46115
SEAR 1268

Dear Mr Thompson

**Gladesville Bridge Marina
380 Victoria Place, Drummoyne, City of Canada Bay LGA
(Lot 1 DP 549352, Lot B DP 401843 & Lot 1 DP 430123)
Secretary's Environmental Assessment Requirements (SEAR) 1268**

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.

In support of your application, you indicated that your proposal is both designated and integrated development under Part 4 of the *Environmental Planning and Assessment Act 1979* and requires an approval under the *Protection of the Environment Operations Act 1997* and the *Water Management Act 2000*. In preparing the SEARs, the Department has consulted with the Environment Protection Authority, the Office of Environment and Heritage, the Roads and Maritime Services and the Department of Primary Industries. A copy of their requirements is attached.

Unfortunately, the Roads and Maritime Services were unable to respond in time. You must undertake direct consultation with them and address their requirements in the EIS.

If other integrated approvals are identified before the Development Application (DA) is lodged, you must undertake direct consultation with the relevant agencies, and address their requirements in the EIS.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will require an additional approval under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of the Environment and Energy on (02) 6274 1111.

Should you have any further enquiries, please contact John Booth, Planning Services, at the Department on the details above.

Yours sincerely

Chris Ritchie

Director

Industry Assessments

as delegate of the Secretary

15/11/18.

Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*.

Designated Development

SEAR Number	1268
Proposal	Alterations and additions to the existing marina, including an increased capacity to 129 boats.
Location	380 Victoria Place, Drummoyne (Lot 1 DP 549352, Lot B DP 401843 & Lot 1 DP 430123)
Applicant	ENARES Pty Ltd
Date of Issue	15/11/2018
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Key Issues	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: • strategic context – including: – a detailed justification for the proposal and suitability of the site for the development; – a demonstration that the proposal is consistent 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. – a description of how the proposed expansion integrates with existing on-site operations; and – a description of any additional licence(s) or approval(s) required to carry out the proposed development. • marine safety and navigation – including: – details of the commuter ferry routes and an assessment of the impact of the construction and operation of the marina on these services; – an assessment of the impacts on water-based traffic and the existing users of the Parramatta River in the vicinity of the marina; and – details of private boat moorings surrounding the site and an assessment of the impact of the construction and operation of the marina on these moorings. • contamination – including: – a detailed assessment of the extent and nature of any contamination of the soil, groundwater and marine sediments; – an assessment of potential risks to human health and the environmental receptors in the vicinity of the site; and – a description and appraisal of mitigation and monitoring measures. • biodiversity – including: – accurate predictions of any vegetation clearing on site, including marine vegetation; – a detailed assessment of the potential impacts on any critical habitats, protected species, threatened species, populations, endangered ecological communities or their habitats;

	- a biodiversity assessment in accordance with the Office of Environment and Heritage guidelines; - an aquatic habitat assessment in accordance with the Department of Primary Industries guidelines; and - a detailed description of the measures to avoid, minimise, mitigate and offset biodiversity impacts. • soil and water – including: - a description of local soils, topography, drainage and landscapes; - an assessment of potential impacts on the quality and quantity of surface and groundwater resources; - details of sediment and erosion controls; - details of the proposed stormwater and wastewater management systems (including sewerage), water monitoring program and other measures to mitigate surface and groundwater impacts; - benthic morphology, water flow in and around the development, flushing, and wave bounce; - details of construction methodology and any proposed dredging, including measures to manage and minimise disturbance of the shoreline, substrate stability and potentially contaminated sediments; and - a description and appraisal of mitigation and monitoring measures. • water resources – including: - details of any licensing requirements or other approvals under the <i>Water Act 1912</i> and/or <i>Water Management Act 2000</i>; - an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment; and - a description of the measures to proposed to ensure development can operate in accordance with the requirements of any relevant Water Sharing Plan or water source embargo. • noise and vibration – including: - a description of all potential noise and vibration sources during construction and operation, including road traffic noise; - a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines; and - a description and appraisal of noise and vibration mitigation, management and monitoring measures. • air quality and odour – including: - a description of all potential sources of air and odour emissions; - an air quality impact assessment in accordance with relevant Environment Protection Authority guidelines; and - a description and appraisal of air quality impact mitigation, management and monitoring measures. • traffic and transport – including: - details of road transport routes and access to the site; - road traffic predictions for the development during construction and operation; - an assessment of impacts to the safety and function of the road network; - a description of carpark arrangement for the development • waste management – including: - details of waste handling including, transport, identification, receipt, stockpiling and quality control including off-site reuse and disposal; and - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-21</i>. • visual – including an impact assessment of buildings and berthed vessels, particularly when viewed from: - properties along the foreshore areas; - waterway users; and - public and other significant land-based vantage points • heritage – including Aboriginal and non-Aboriginal cultural heritage.
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Environmental Planning Instruments and other policies	The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to: • <i>State Environmental Planning Policy (Infrastructure) 2007</i>; • <i>State Environmental Planning Policy No 33–Hazardous and Offensive Development</i>; • <i>State Environmental Planning Policy No 55–Remediation of Land</i>; • <i>State Environmental Planning Policy (Coastal Management) 2018</i>; • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; • <i>Canada Bay Local Environmental Plan 2013</i>; and • relevant development control plans and section 94 plans.
Guidelines	During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at planning.nsw.gov.au under Development Proposals/Register of Development Assessment Guidelines. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.
Consultation	During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the: • Environment Protection Authority; • Office of Environment and Heritage; • Department of Primary Industries; • Roads and Maritime Services – Maritime Division; • Transport for NSW; • Canada Bay Council; and • the surrounding landowners and occupiers that are likely to be impacted by the proposal. Details of the consultation carried out and issues raised must be included in the EIS.
Further consultation after 2 years	If you do not lodge an application under Section 4.12(8) of the <i>Environmental Planning and Assessment Act 1979</i> within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.



DOC18/791709-01
Your Ref. SEAR 1268

John Booth
Industry Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

john.booth@planning.nsw.gov.au

Dear Mr Booth

**Request for Secretary's Environmental Assessment Requirements – Gladesville Bridge Marina
380 Victoria Place, Drummoyne**

I refer to your email to the NSW Environment Protection Authority (EPA) received 17 October 2018, requesting the EPA's input to the Secretary's Environmental Assessment Requirements (SEARs) in respect of the above proposal.

The EPA understands that the proposal is for the redevelopment of an existing marina at Drummoyne (Gladesville Bridge Marina). The proposed development includes alterations and additions to the existing Marina floating berths, on-shore maintenance and car parking, more specifically:

- Removal of 29 existing swing-moorings;
- Reconfiguration of the marina berth layout;
- Construction of 64 fixed floating berths of varying sizes;
- Demolition of slipway
- Partial demolition of covered workshop area; and
- Construction of a car-stacker to accommodate additional on-site car parking spaces

The EPA has identified the environmental issues from the supporting information that require consideration in the Environmental Impact Statement (EIS). These are outlined in Attachment A. Please note that this response does not cover biodiversity or Aboriginal cultural heritage issues, which are the responsibility of the Office of Environment and Heritage.

If you have any questions regarding this matter, please contact Larissa Borysko on (02) 9995 6843.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Flemming', written over a light blue horizontal line.

24-Oct-18

CRAIG FLEMMING
Unit Head Sydney Industry
Environment Protection Authority

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(from outside NSW)

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ATTACHMENT A

NSW ENVIRONMENT PROTECTION AUTHORITY – ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR A DESIGNATED DEVELOPMENT

PROPOSED MARINA ALTERATIONS & ADDITIONS – SEAR 1268

GENERAL INFORMATION

The following information must be provided in the Environmental Impact Statement (EIS) to enable the NSW Environment Protection Authority (EPA) to accurately assess the environmental implications of the proposed activity. The EIS must adequately describe the development proposal and the existing environment including air, noise, water, soil, chemicals and waste (baseline conditions).

For any potential impacts relevant for the assessment of the proposal, a detailed analysis of the impacts of the proposal on the environment including the cumulative impact of the proposal on the receiving environment (especially where there are sensitive receivers) must be provided. The methodology used, and assumptions made in undertaking the analysis should be described. An indication of the level of confidence in the predicted outcomes and the resilience of the environment to cope with the predicted impacts should also be included.

The EIS should also describe any mitigation measures and management options proposed to prevent, control, abate or mitigate environmental impacts associated with the proposal, and to reduce risk to human health. This should include an assessment of the effectiveness and reliability of the measures.

The EIS should also outline any proposed approach (such as an Environmental Management Plan) that will demonstrate how commitments made in the EIS will be implemented.

Note: The level of detail should match the level of importance of the issue in decision making, which is dependent on the environmental risk.

EPA STATUTORY REQUIREMENTS

The proposed development will increase the number of floating berths at the premises – to a total number of 114.

The proposal, as described, will constitute a Scheduled Activity under the *Protection of the Environment Operations Act 1997* (POEO Act) Section 25 – Marinas and boat repairs due to the vessel handling capacity. An Environment Protection Licence will therefore be required.

25 Marinas and boat repairs

(1) *This clause applies to the following activities:*

boat mooring and storage, meaning the use of pontoons, jetties, piers or other structures (whether water-based or land-based) designed or utilised to provide moorings or dry storage (other than swing moorings and facilities not having frontage to a waterway).

Activity

boat moorings and storage

Criteria

capacity to handle more than 80 vessels (excluding rowing boats, dinghies and other small craft) at any time

Should consent be granted for the proposal, the applicant must obtain an Environment Protection Licence (EPL) prior to completion of the proposed works. Further information including how to apply for an EPL and data publication requirements can be found on the EPA's website:
<http://www.epa.nsw.gov.au/licensing/licencePOEO.htm>

THE PROPOSAL

The objectives of the proposal should be clearly stated and refer to:

- the size and type of the operation
- the nature of the processes and the products, by products and waste produced
- the use or disposal of products or wastes
- the anticipated level of performance in meeting required environmental standards and cleaner production principles
- the staging and timing of the proposal including any plans for future expansion, and
- the proposals relationship to any other industry or facility.

THE PREMISES

The EIS will need to fully identify all of the processes and activities intended for the site and during the life of the project. This will include details of:

- a site plan prepared by a registered surveyor clearly showing the boundaries of any proposed premises that will be subject to an Environment Protection Licence (EPL) and the proposed location of any discharge points covered by an EPL
- ownership and/or land use details of any premises and land likely to be affected by the proposed development
- meteorological data (eg rainfall, temperature and evaporation, wind speed and direction)
- maps and/or aerial photographs showing:
 - the location of the proposed facility and details of the surrounding environment and land uses
 - the proposed layout of the site
 - all equipment proposed for use at the site
 - the location of any environmentally sensitive areas such as conservation areas, wetlands, creeks or streams, watercourses and stormwater systems
 - surface water management systems
 - presence of acid sulfate soils and potential acid sulfate soils
 - chemicals, including fuel used on the site and proposed methods of transportation, and storage
 - methods to mitigate any expected environmental impacts of the development.

BEST PRACTICE GUIDELINES

The proponent should consult the document Environmental Actions for Marinas, Boatsheds and Slipways (DEC, 2007) in preparing the EIS. A copy of this guideline is available on the EPA's website:
<http://www.epa.nsw.gov.au/resources/clm/EnvironmentalActionMarinasBoatshedsSlipways2007.pdf>

WATER MANAGEMENT

The EIS must provide sufficient information to demonstrate that the proposed development can be operated and constructed whilst complying with the POEO Act. The proposal must pay particular attention in ensuring that there is no pollution of waters (including surface and groundwater) as a result of the construction and operation of the facility, as per Section 120 of the *Protection of the Environment Operations Act 1997*.

The methodology, data and assumptions used to design any pollution control works and assess the potential impact of the proposal on water quality (including ground and surface waters), must be fully documented and justified.

The EIS must identify any fuel or chemical storage areas on the site and describe the measures proposed to minimise the potential for leakage or the migration of pollutants into the soil/waters or from the site during construction and operation. General information on bunding and spill control requirements can be found here: <http://www.epa.nsw.gov.au/mao/bundingspill.htm>

NOISE AND VIBRATION IMPACTS

The project has the potential to impact a number of sensitive receivers and recreational users of the land and water surrounding the project.

The proposal should:

- identify all noise sources from the development (including both construction and operation phases). Details should be provided on all potential noisy activities including ancillary activities.
- Specify the times of operation for all phases of the development and for all noise producing activities

A noise impact assessment should be undertaken which considers construction and operational noise across the project, and must include the following:

- assessment from stationary aspects of the project, in accordance with the NSW Noise Policy for Industry (EPA, 2017). [https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-\(2017\)](https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017))
- assessment of construction noise associated with the project, using the Interim Construction Noise Guideline (EPA, 2009). <http://www.epa.nsw.gov.au/noise/constructnoise.htm>
- assessment of vibration from any construction activities, using the guidelines contained in the document Assessing Vibration: A technical guideline (EPA, 2006) <http://www.epa.nsw.gov.au/noise/vibrationguide.htm>

The EIS should include the most appropriate noise mitigation measures (both controls and management measures) and expected noise reduction for both construction and operational noise. Where practicable and feasible, this may include but is not limited to: selecting quiet equipment and construction methods, noise barriers, scheduling of activities, vehicle routes and community liaison.

AIR QUALITY

The EIS must identify all air pollutants of concern and estimate emissions by quantity, size (for particles), source and discharge point. The EIS must also describe the effects and significance of pollutant concentrations on the environment, human health, amenity and regional ambient air quality standards or goals.

The EIS should demonstrate that the facility will operate within the EPA's objectives which are to minimise adverse effects on the amenity of local residents and sensitive land uses and to limit the effects of emissions on local, regional and interregional air quality.

The EIS must describe in detail the measures or controls proposed to mitigate air quality impacts and the extent to which the mitigation measures are likely to be effective in complying with the requirements specified in the POEO Act and the *Protection of the Environment Operations (Clean Air) Regulation 2010*.

DANGEROUS GOODS AND CHEMICAL TRANSPORT, STORAGE AND HANDLING

The EIS must outline all details regarding the transport, handling, storage and use of any dangerous goods, chemicals and products, including fuel use on-site. The EIS must describe any proposals to minimise the potential for leakage or the migration of pollutants into the air, land or waters from the site.

MONITORING PROGRAMS

The EIS must include an assessment of any noise, air quality, water quality or waste monitoring required during the on-going operation of the facility to ensure that the development achieves a satisfactory level of environmental performance and to demonstrate that any activity licenced by the EPA is carried out in an environmentally satisfactory manner. The evaluation should include a detailed description of any proposed monitoring locations, sample analysis methods and the level of reporting proposed.

GENERAL WASTE

The EIS must:

- identify, characterise and classify all waste that will be generated on-site through excavation, demolition or construction activities, including proposed quantities of waste,

Note: all waste must be classified in accordance with the EPA's Waste Classification Guidelines

- provide details on how any waste generated will be handled and managed on-site to minimise pollution, and
- erosion, sediment and leachate control including measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site during works.

CONTAMINATION

Historical activities at marinas have the potential to have caused contamination which may be mobilised where sediments are proposed to be disturbed. The EIS should provide details of the site history with regards to any possible soil contamination.

The EIS must provide sufficient information to demonstrate that the proposed use is suitable for the site. Consideration must be given to:

- the extent and nature of any contamination of sediments in the area proposed to be disturbed, including tributyltin (TBT) and other chemicals of potential concern,
- the potential impacts of mobilising these sediments disturbed during the site's construction works or operation (including the movement of boats with significant enough draft to disturb the bed of the harbour), and
- any controls and/or management measures to mitigate the impacts of contamination on the site, if present.

The EIS should specify whether or not a Site Auditor, accredited under the *Contaminated Land Management Act 1997*, has been or will be engaged to issue a Site Audit Statement to certify the suitability of the current or proposed uses. If a Site Audit Statement has been issued, this should be included in the EIS.

INCIDENT MANAGEMENT

The EIS should include a comprehensive 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, and the contingency actions in the event that planned incident mitigation measures are inadequate.

Note: Much of this information is required as part of holding an EPL. The EPA requires licensees to prepare, test and implement a Pollution Incident Response Management Plan (PIRMP) in accordance with Section 153A of the POEO Act. Further information on PIRMPs can be found on the EPA's website: <http://www.epa.nsw.gov.au/legislation/poefaqspirmps.htm>



Department of Primary Industries

Our ref: C18/571

Mr John Booth
Parra-Planner, Industry Assessments
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Booth,

Request for input into Secretary's Environmental Assessment Requirements for a Marina at 380 Victoria Place, Drummoyne – City of Canada Bay LGA (SEAR 1268)

Thank you for your email to NSW Department of Primary Industries dated 17 October 2018 requesting input into the draft Secretary Environmental Assessment Requirements (SEARs) for the project stated above. This response incorporates comment from the Fisheries Division of NSW DPI.

DPI Fisheries is responsible for ensuring that fish stocks are conserved and that there is no net loss of key fish habitats upon which they depend. To achieve this, DPI Fisheries ensures that developments comply with the requirements of the *Fisheries Management (FM) Act 1994* (namely the aquatic habitat protection and threatened species provisions in Parts 7 and 7A of the Act, respectively), and the associated *Policy and Guidelines for Aquatic Habitat Management and Fish Conservation (1999)*. In addition, DPI Fisheries is responsible for ensuring the sustainable management of commercial and recreational fishing in NSW.

Sydney Harbour is important key fish habitat and the Department recommends that the project is designed so that there is:

- No propeller dredging associated with the use of the marina. Marina berths are to be placed at appropriate depths so that water depths at low tide level mitigate the potential for propeller dredging.
- No harm of marine vegetation.
- Mitigation measures are in place to manage water quality impacts both during construction and operation of the facility.

Information requirements that may be of assistance in the preparation of an environmental assessment for this proposal are listed in Attachment 1.

Should you require any further information concerning this proposal, please contact Carla Ganassin on 4222 8342 or carla.ganassin@dpi.nsw.gov.au.

Yours sincerely,

Carla Ganassin
Fisheries Manager, Coastal Systems
24 October 2018

Environmental Assessment Requirements for a Marina adjacent to 380 Victoria Place, Drummoyne

Note: DPI Fisheries recommends that development proposals comply with the *Policy and Guidelines for Fish Habitat Conservation and Management (2013)* (referred to hereafter as P&GLs). A list of general information requirements for developments and standard precautions and mitigation measures are outlined in Section 3.1 of this document. See <http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation>

A: General Requirements

- site address and contact details.
- property description (e.g. Lot and DP numbers).
- a clear description of the proposal including details of construction methods and materials.
- map(s) of the development area and adjacent areas - this should include nearby waterways, adjacent infrastructure (such as jetties) and land use.
- clear photographs of the site (at low and high tide in estuaries), including photographs of any riparian and aquatic vegetation present (including pest species such as *Caulerpa taxifolia*).
- a description of the potential direct and indirect impacts on recreational fishing from the development.
- a clear description of the physical and hydrological features of the development area (which may extend upstream and downstream of the development site in the case of flowing rivers or tidal waterways).
- approximate depth contours within 20 metres of the proposal.
- a clear description of aquatic environments including:
 - ❑ threatened and protected species, populations, ecological communities, pest species or presence of 'critical habitat' under the FM Act or EPBC Act,
 - ❑ an aquatic and riparian vegetation survey map of the area which shows the location and/or coverage of saltmarsh, mangrove, seagrass, macroalgae, macrophytes, riparian vegetation and snags,
- details of the nature, timing, magnitude and duration of the proposed disturbance to the aquatic environment.
- assessments of predicted impacts upon any threatened species (fish and marine vegetation) (i.e. completion of a 7 part test and/or species impact statement(s)) and other aquatic flora and fauna.
- details of any mitigation measures to limit environmental impacts.
- details of the general regional context, any protected areas, other developments in the area, and/or cumulative impacts.
- a copy of the land owner's consent where relevant.
- notification of any other matters relevant to the particular proposal and of interest to NSW DPI.

Dredging and reclamation activities

- purpose of works
- type(s) and distribution of marine vegetation in the vicinity of the proposed works
- method of dredging to be used
- timing and duration of works
- dimension of area of works including levels and volume of material to be extracted or placed as fill
- nature of sediment to be dredged, including Acid Sulphate Soil, contaminated soils etc
- method of marking area subject to works
- environmental safeguards to be used during and after works
- measures for minimising harm to fish habitat under the proposal
- spoil type and source location for reclamation activities
- method of disposal of dredge material
- location and duration of spoil stockpiling, if planned

Activities that damage marine vegetation

- type of marine vegetation to be harmed

- map and density distribution of marine vegetation
- reasons for harming marine vegetation
- methods of harming marine vegetation
- construction details
- duration of works/activities
- measures for minimising harm to marine vegetation under the proposal and details of compensatory habitat development to replace lost vegetation.
- method and location of transplanting activities or disposal of marine vegetation.

B. Aquatic habitat assessment

The aim of the aquatic assessment should be to define the presence of 'key fish habitat' within the study site, adjacent areas (upstream and downstream), and the broader regional area. There may be a range of potential fish habitats that could be impacted by a particular activity. Some points to consider include:

- description of local wave and current regimes,
- description of the water quality (e.g. discolouration, sedimentation, turbidity, pH, dissolved oxygen, nutrients),
- types of surrounding land use (e.g. urban),
- condition of riparian vegetation (i.e. present or absent. Are the species native or exotic? Is the density of vegetation thick or sparse?),
- condition of marine vegetation (i.e. information on type, species, shoot density and/or percentage cover. Is the vegetation continuous or sparse in coverage? What is the aerial extent? Is the vegetation healthy or degraded? Is wrack (dead seagrass or macroalgae) present?),
- substrate type (e.g. rock, sand, gravel, silt),
- presence of any listed threatened or protected aquatic species or 'critical habitat' under the FM Act and EPBC Act.

C. Assessment of likely impacts

- indicate the location, nature and extent of habitat removal or modification (both direct and indirect) which may result from the proposed action;
- discuss the potential impact of the modification or removal of habitat (potential direct and indirect sources of impact are stated in the letter with this attachment).

Note: In defining the proposal area, discussion must be provided in regard to possible indirect effects of the proposal on species/habitats in the area surrounding the subject site: for example, through altered hydrological regimes, soil erosion or pollution.

D. Ameliorative measures

The environmental assessment should consider and provide detail on how the proposal has been or may be modified and managed to minimise impacts and conserve aquatic habitat on the subject site and in the study area.



REQUEST FOR INPUT INTO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Development Proposal: Marinas or other related land and water shoreline facilities

To: Sydney Eastern Region

File: SEAR's 1268

From: Industry Assessments

Date: 17/10/2018

Office of Sustainable Development Contact Officer:

Name: John Booth

Phone No: (02) 8275 1281

Secretary's Environmental Assessment Requirements or relevant information has been requested for the preparation of the following (tick applicable):

☒ Environmental Impact Statement	☐ Statement of Environmental Effects	☐ Review of Environmental Factors
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Date Information Required By: 31/10/2018

[Note: Only fill out responses relevant to your section]

1. LEGISLATIVE FRAMEWORK

Please provide advice on whether the proposed development requires approval/concurrence under one or more of the following:

☒ E P & A Act Part 4 Consent	☐ Native Vegetation Conservation Act
☐ E P & A Act Part 5 Approval	☐ Heritage Act
☐ POEO Act	☐ EPBC Act (Cwth)
☒ Water Management Act	☐ Roads Act
☐ Coastal Protection Act	☐ Mine Subsidence Act
☐ Hunter Water (Special Areas) Regs	☐ Rural Fires Act
☐ NPWS Act	

2. PLANNING INSTRUMENTS, POLICIES & STRATEGIES

2.1. List applicable State, Regional & Local EPIs, DCPs, Policies, or Strategies (including drafts), Water Sharing Plans, Regional Vegetation Management Plans that apply and any particularly relevant provisions

The **Greater Sydney Region Plan** provides a 40-year vision for Greater Sydney and is designed to inform district plans and local plans. The **Eastern City District Plan** contains planning priorities and actions to guide the growth of the Eastern City District while improving the district's social, economic and environmental assets.

The **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005** (SREP 2005) (SREP) is a deemed State Environmental Planning Policy (SEPP) and applies to the Sydney Harbour, foreshores and catchment. The **Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005** (DCP 2005) supports the SREP through the provision of performance-based criteria and guidelines

The **Canada Bay Local Environmental Plan 2013** (CBLEP 2013) is the primary local environmental planning instrument applying to the land-based component of the site. The **Canada Bay Development Control Plan** (DCP) contains design controls for various types of development. These provisions support the LEP.

2.2. Is the proposal permissible?

☐

Yes

☐

No

Provide details on the relevant zoning provisions or permissibility. Also, where a project is not clearly in one category, please provide details:

Note: a zoning map showing the site should be attached

2.3. List any relevant concurrence / consultation requirements? (If yes, please identify the instrument and provisions):

2.4. List any relevant Planning Strategies / Studies or relevant current work items:

Note: Sydney Region East is not aware of any strategies or current studies that are relevant to the site, apart from the strategies / instruments / policies already mentioned in 2.1 of this form and pages 3 and 4 of the SEARs request submitted by Ethos Urban.

3. NATURAL RESOURCE STRATEGIES & PLANS

3.1. List applicable NSW State Natural Resource Management Policies, Strategies, & Plans (eg Catchment BluePrints, Estuary Management Plans, Coastal Management Plans & Flood Prone Risk Management Plans), NSW Coastal Policy & Flood Prone Land Policy that may apply to the proposal or any relevant provisions:

4. KEY ISSUES

4.1. What are likely to be the key issues? Prioritise – high, important, other, and list any specific information including modelling, maps, plans and data collection, that should be considered to address the issue. Information may be attached to this form.

Note: The Office of Sustainable Development has prepared a number of EIS Guidelines for certain types of proposals, activities and issues. A list of the current EIS Guidelines is provided at the end of this Form. If this Form relates to a type of proposal, activity or issue that has an EIS Guideline, it is not necessary for your requirements to duplicate the information covered in the Guideline. However you may still provide a list of the key issues you consider as being important for the proposal or activity to address.

- 4.2. In your opinion, is the proposal likely to be of local, regional or State interest? Please provide details.

- 4.3. For Part 5, where DIPNR is a determining authority, has it considered the need for an EIS

☐ Yes

☐ No

If yes, please detail:

- 4.4. Does the site have a history that is of relevance to this proposal?

☐ Yes

☒ No

If yes, please detail:

Note: Sydney Region East is not aware of any planning proposals or LEP amendments that are relevant to this site.

5. CONSULTATION

- 5.1. Please list any agencies, councils, community group, or other interested parties with whom the proponent should consult.

6. CONTACT

- 6.1. Please provide the name and contact details of a nominated officer for ongoing liaison with your office.

Name Lewis Demertzi Contact No. 8275 1191

Position Student Planner Date 18/10/2018

EIS GUIDELINES

Section A: Chemical, Petroleum, Manufacturing and Materials Processing

- Chemical facilities
- Bitumen works
- Concrete works

Section B: Extractive Industries, Mining and Mineral Processing

- Extractive industries – Quarries
- Extractive industries – Dredging and other extraction in riparian and coastal areas
- Coal Mines and Associated Infrastructure

Section C: Livestock, Agriculture, Aquaculture and Forestry Industries

- Cattle feedlots
- Piggeries
- Poultry farms
- Large Scale Irrigation in the Murray, Murrumbidgee and Darling Basin (Draft)

Section D: Transport and Energy

- Roads and related facilities
- Marinas and related facilities
- NSW Wind Energy (Draft)
- Network Electricity Systems and Related Facilities
- Railway Facilities (Draft)

Section E: Water and Waste

- Landfilling
- Composting and related facilities
- Sewerage systems
- Irrigation of sewage effluent
- Aquatic Ecology
- Aquaculture in Natural Waterbodies
- Aquaculture in Land-based Activities