

Director General Requirements – Compliance Schedule

Requirement	EA Report Reference
1. Relevant EPIs and Guidelines to be Addressed	
a) Illawarra Regional Strategy;	Section 5.1
b) Illawarra Regional Environmental Plan No. 1;	Section 5.2
c) SEPP 71 – Coastal Protection; • SEPP Major Development 2005; • SEPP Infrastructure 2007; • SEPP 65 – Design Quality of Residential Flat Development;	Section 5.4 Section 5.5 Section 5.6 Section 5.7
d) Wollongong LEP 1990;	Section 5.8
e) Tallawarra Lands Local Environmental Study;	Section 5.10
f) NPWS Wollongong LGA Bioregional Assessment Studies;	Section 5.11
g) Estuary Management Plan for Lake Illawarra;	Section 5.12
h) Riparian Corridor Management Study (2004);	Section 5.13
i) NSW Groundwater Policies;	Section 5.14
j) NSW State Rivers and Estuaries Policy;	Section 5.15
k) NSW Wetlands Management Policy	Section 5.16
l) Riparian Corridor Management Study (2004);	Repeated in the DGR's see h) above Section 5.13
m) Draft Illawarra Floodplain Risk Management Study and Plan (2009);	Section 5.17
n) Nature and extent of any non-compliance within relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.	Submitted as a complying concept plan
2. Landuse	
The EA shall demonstrate consistency with the zones/controls proposed within the most current Draft Wollongong LEP 2009/gazetted Wollongong LEP 2009.	Section 5.9
3. Flora and Fauna	
a) The EA shall address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment. Such assessment must identify the likelihood of the presence and impact on <i>Environmental Protection and Biodiversity Conservation Act 1999</i> listed threatened species and listed migratory species.	Section 6.1 Appendices 9, 10, 27 and 28
b) A field survey of the site should be conducted and documented in accordance with the gazetted draft <i>Guideline for Threatened Species Assessment</i> . The survey is to be accompanied by the following: (i) An assessment and evaluation of the likely impacts on threatened species and their habitat. (ii) A description of the actions that will be taken to avoid or mitigate impacts or compensate for unavoidable impacts of the project on threatened species and their habitat.	Sections 6.1 - Section 6.5 Appendices 9, 10, 27 and 28

Requirement	EA Report Reference
c) The EA shall outline the measures for conservation/management of the existing DEC Regional Habitat Corridor values and/or connective importance of any vegetation on the subject land and shall address any measures to protect and manage the riparian corridor and adjacent aquatic habitat.	Sections 6.1 - 6.5 Appendices 10, 27 and 28
d) An Environmental Management Strategy is to be undertaken to address potential impacts on aquatic and terrestrial flora and fauna and their habitats (within the meaning of the <i>Threatened Species Conservation Act 1995</i> and the <i>Fisheries Management Act 1994</i>), in accordance with DECC's <i>Threatened Biodiversity and Assessment Guidelines for Developments and Activities</i> . It shall also address river and wetland protection, water quality, protecting and rehabilitating estuaries, protection of marine ecosystems, and provide measures for their conservation, where relevant.	Section 6.4 Appendix 28
e) The EA shall address the potential impact of the proposal on the wetlands, including modification to the wetlands hydrologic regime/groundwater recharge; water quality and loss/degradation of habitat needs to be assessed and safeguard measures provided to protect and minimise impacts on the wetlands.	Section 6.1 – 6.5 Appendices 9, 10, 11, 27 and 28
f) The EA shall provide details on the presence and distribution Groundwater Dependent Ecosystems (GDEs) in the vicinity of the site and identify any potential impacts on GDEs as a result of the proposal.	Section 6.2 Appendix 24
g) The EA shall investigate and map Endangered Ecological Communities and justify/detail proposed vegetated corridors and riparian buffers, and any other form of proposed methods of conservation within the property. All wetlands should be surveyed, including an inventory of the wetland vegetation and mapped boundaries of the wetland by vegetation type, using GIS.	Sections 6.1 – 6.5 Appendices 9, 10, 27 and 28
4. Riparian Impacts	
a) The EA shall identify the appropriate location and width of riparian areas and buffers to wetlands, foreshore and riparian areas (including SEPP 14 wetlands, other wetlands, salt marsh and mangroves), other important aquatic habitats, other significant and ecologically sensitive areas. The buffer zones and any other safeguards to mitigate any impacts upon aquatic environments and riparian habitats, should include full details and maps, identification of all waterways, identification of all waterways, conservation area dedications, foreshore wetland rehabilitation and vegetation plans for the site. Vegetated buffers to protect wetlands are to allow for cyclic and successional change in the wetland boundaries including provision for upslope migration and estuarine wetland due to possible sea level rise.	Section 6.3 Appendices 9, 10, 27 and 28
b) The EA shall assess the effects of potential changed nutrient and sediment transport from the proposal on the nearby wetlands and the vegetation communities as well as the lake itself. Develop scenarios and mitigation measures for managing potential increased sediment and nutrients as a result of the increased urbanisation of the wetland and lake catchments.	Sections 6.1 – 6.5 Appendices 9, 10, 27 and 28
c) The EA shall identify current riparian zone areas and proposed rehabilitation, including details of where native vegetation will be retained and replanted and how any current and future areas will be rehabilitated. The EA shall incorporate a sufficient vegetated riparian zone along the lake.	Section 6.3 Appendices 9, 10, 27 and 28

Requirement	EA Report Reference
5. Noise Assessment	
The EA shall include a land use compatibility analysis to determine what environmental noise and vibration controls / measures may need to be incorporated into the development to ensure, to the greatest extent practicable, that noise related land use conflicts are designed out of the development and provide recommended land use planning controls needed to ensure land use compatibility with respect to noise.	Section 6.6 Appendix 25
6. Flooding	
<p>a) Provide an assessment of any flood risk on site in consideration of any relevant provisions of the <i>NSW Floodplain Development Manual (2005)</i> including the potential effects of climate change, sea level rise and an increase in rainfall intensity. This assessment shall also include but not be limited to:</p> <ul style="list-style-type: none"> (i) A flood study report for existing conditions; (ii) A flood risk management assessment report for development related issues including an assessment of the potential implications of climate change on flooding identifying increases in design flood levels over time on the site. <p>b) An assessment of the expected changes in hydrology from the proposed development (runoff, tidal movement, flood flows and groundwater regime) and their impact on the environmental lands within and surrounding the development.</p>	Section 6.7 Appendix 19
7. Public Domain/ conservation areas/ foreshores	
<p>a) The EA shall provide details on the interface between the proposed uses and public domain spaces and outline the long-term management and maintenance of any areas of open space, including ownership and control, management and maintenance funding, public access, and vegetation and rehabilitation works.</p> <p>b) The EA shall enhance public access to and along the foreshore and provide new opportunities for public access. It shall also consider access for disabled, where appropriate.</p> <p>c) The EA shall provide details regarding the tenure and responsibility for management of the conservation and foreshore areas. This shall include details on the proposed mechanisms to fund the preparation of management plans, enhancement work and the on-going management of the areas. Conservation areas should have adequate funding resources to provide for management of their values in perpetuity.</p>	Sections 4, 6.4 and 6.5 Appendices 7, 8, 27 and 28
8. Built Form	
a) The EA shall address the built form of the proposed development within the context of the locality. The EA shall also consider the design quality of future development in terms of height, FSR, setbacks, landscaping, public domain and where relevant, flood compatible building design and materials.	Section 4 Appendix 7
b) A detail visual analysis of the proposed built form is to be undertaken in the context of the existing landscape and from across Lake Illawarra.	Section 6.13 Appendix 15

Requirement	EA Report Reference
c) The EA shall demonstrate that the development has had regard for the operation of the Illawarra Regional Airport.	Section 6.6 Appendix 25
9. Ecologically Sustainable Development (ESD)	
The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development and comply with SEPP (Building Sustainability Index: BASIX) 2004. Including commitments of sustainability through: a) Lot Orientation b) Water Reuse c) Waste Minimisation d) Minimisation of energy use e) Reducing care dependency, etc and f) The use of flood compatible design and building materials where relevant/	Section 7 Appendix 12
10. Traffic and Accessibility (Construction and Operational)	
The EA shall provide a Traffic and Accessibility Study prepared in accordance with the RTA's <i>Guide to Traffic Generating Developments</i> , considering traffic generation, any required road/intersection upgrades, access, loading dock(s), car parking arrangements, impacts upon public transport (including school bus routes), measures to promote public transport usage and pedestrian and bicycle linkages. The EA shall provide a clear plan illustrating location of any proposed upgrades will be staged and funded.	Section 6.14 Appendices 8 and 17
11. Carparking	
The EA must demonstrate the provision of sufficient on-site carparking for the proposal having regard to local planning controls and RTA Guidelines.	N/A.
12. Drainage	
The EA shall address drainage issues associated with the development/site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.	Section 6.8 Appendix 11
13. Groundwater	
The EA shall identify groundwater issues and potential degradation to the groundwater source. Where potential impact/s are identified the assessment will need to identify limits to the level of impact and the contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependant groundwater environment or water users.	Section 6.9.4 Appendices 20 and 21

Requirement	EA Report Reference
14. Climate Change	
A risk management assessment of climate change impacts is to be undertaken using the latest available information from the International Panel on Climate Change (IPCC), Department of Environment, Climate Change and Water (DECCW) and the CSIRO. This should include sensitivity analysis for low level, mid range and high level ocean impacts as set out in relevant DECC Guideline (<i>Floodplain Risk Management Guideline: Practical Consideration of Climate Change, 2007</i>).	Section 6.11 Appendix 29
15. Coastal Processes	
The EA shall provide a Coastal Hazards Study and shall address the provisions of the <i>Coastline Management Manual</i> and <i>NSW Coastal Policy</i> . In particular consider impacts associated with wind and wave action, coastal erosion, sea level rise and more frequent and intense storms.	Section 6.10 Appendix 16
16. Environmental and Residential Amenity	
a) The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.	Applicable at future detailed DA stage
b) The EA shall identify the location and width of buffer zones in relation to the existing power station and the proposed development, and detail how the size of the buffer zone was determined adequate.	Section 5.9.22
17. Economic Impact Assessment (retail/commercial development only)	
The EA shall address the economic impact of the proposal and include an investigation into the impact upon the retail, commercial and residential industry within the locality and having regard to the hierarchy of centres in the relevant regional strategy.	Section 6.15 Appendix 30
18. Heritage	
The EA shall provide a Heritage Impact Statement prepared in accordance with the NSW Heritage Office publication <i>Statements of Heritage Impact</i> .	Section 6.17 Appendix 14
19. Aboriginal Cultural Heritage	
The EA shall address and document the requirements as set out in the <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005</i> , involving surveys and consultation with the aboriginal community. This assessment shall: a) Identify the nature and extent of impacts on Aboriginal and cultural heritage values across the project area. b) Describe the actions that will be taken to avoid or mitigate impacts or compensate to prevent unavoidable impacts of the project on Aboriginal cultural heritage values. c) The EA shall also demonstrate that effective community consultation with Aboriginal communities has been undertaken.	Section 6.16 Appendix 13
20. Bushfire	
The EA must demonstrate compliance with the relevant provisions of <i>Planning for Bushfire Protection (PBP) 2006</i> .	Section 6.12 Appendix 26

Requirement	EA Report Reference
21. Contamination / Acid Sulphate Soils	
The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with <i>SEPP 55 – Remediation of Land</i> . The EA shall also address the need for an Acid Sulphate Management Plan.	Section 6.9 Appendices 20, 21 and 22
22. Contributions	
The EA shall address Council's Section 94 Contribution Plan or provide details of a planning Agreement for appropriate developer contributions in consultation with Council. The EA shall also address possible State Infrastructure contributions.	Section 8
23. Utilities	
In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.	Section 6.18 Appendix 18
24. Staging	
The EA must include details regarding the staging of the proposed development (if proposed).	Section 4.4
25. Consultation	
Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i> .	Section 1.5 Appendix 3