



NSW GOVERNMENT
Department of Planning

Contact: Paulina Hon
Phone: (02) 9228 6106
Fax: (02) 9228 6540
Email: paulina.hon@planning.nsw.gov.au

Mr John McKee
Keeplan
PO Box 256
BEGA NSW 2550

Our ref: 05-0172
Your ref:
File: G:\MDAU\Urban
Assessments\Applications\2005\Part
3A\Coastal\05_0172 - Anderson St, Tuross Head
- 84 lot res sub\G_DGEARS -
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Dear Mr McKee,

**Subject: Proposed Residential and Commercial Subdivision at Lot 325 DP 244559,
Anderson Avenue, Tuross Head, MP 05_0172**

The Department has received your application for the above project (Application Number: 05_0172).

The Director General's Environmental Assessment Requirements (DGEARs) for the environmental assessment of the project are attached to this correspondence at **Attachment 1**. These requirements have been prepared in consultation with the relevant government agencies including council, and have been based on the information that you have provided to date. Please note that the Director-General may alter these requirements at any time.

Attachment 2 lists the relevant plans and documents which are likely to be required upon submission of your proposal, however, this should be confirmed with the Department prior to lodgement.

It should be noted that the DGEARs have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

It would be appreciated if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

A list of some relevant technical and policy guidelines which may assist in the preparation of this Environmental Assessment are attached at **Attachment 3**.

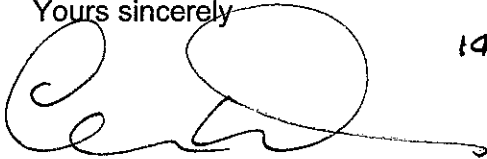
Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGEARs. The Department may consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGEARs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance, it will require an additional approval under the Commonwealth Environment Protection Biodiversity Conservation Act 1999 (EPBC Act). This approval would be 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 Environment and Heritage in Canberra (6274 1111 or <http://www.deh.gov.au>).

If you have any queries regarding these requirements, please contact Paulina Hon on 9228 6106 or email paulina.hon@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over a large, faint circular stamp.

14.8.06

Chris Wilson
Executive Director
as delegate for the Director General

Attachment 1

Director-General's Environmental Assessment Requirements

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

Application number	05_0172
Project	<p>Proposed Residential Subdivision at Anderson Avenue, Tuross Heads Project application for Urban infill residential and commercial subdivision comprising:</p> <ul style="list-style-type: none"> • Fifty-nine (59) residential allotments; • Four (4) commercial lots, • One (1) residue lot; • One (1) drainage reserve lot; and • Associated road construction.
Location	Lot 325 DP 244559 Anderson Avenue, Tuross Head
Proponent	Bay Urban Developments Pty Ltd
Date issued	July 2006
Expiry date	2 years from date of issue
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • An executive summary; • A detailed description of the project including:- <ul style="list-style-type: none"> (i) Any development options; (ii) Justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest; (iii) Outline of the staged implementation of the project, if applicable; • A thorough site analysis and description of existing environment; • Consideration of any relevant statutory and non-statutory requirements, in particular relevant provisions of Environmental Planning Instruments, Draft Regional Strategies and Development Control Plans as well as impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; • An environmental risk analysis of the project including consideration of the issues raised during consultation; • An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; • A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and • An assessment of the key issues specified below and a table outlining how these key issues have been addressed.
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Subdivision Layout <ol style="list-style-type: none"> 1.1. Clearly delineate the components of the subdivision proposal in relation the existing zoning (residential, commercial, open space and proposed road). 1.2. Describe the future use and ownership of land zoned for open space (Lot 64) and proposed roads (including potential link between Monash Avenue west and east). 1.3. Address the requirements of the Eurobodalla Residential Design

Code.

- 1.4. . Address safety; relationship to surrounding areas; provision of public reserves; potential perimeter road layouts; pedestrian and bicycle movement to, within and through the site.

2. Visual Impacts and Public Access

- 2.1. In relation to the residential and commercial components of the site, demonstrate suitability of the proposal with the surrounding area in relation to bulk, scale, need for public reserves, public access to the foreshore and visual amenity having regard to the *Coastal Design Guidelines of NSW (2003)*, *NSW Coastal Policy 1997* and *SEPP 71*.
- 2.2. Address potential visual impacts of future residential development on the site from public reserve, adjacent waterways and other public areas.

3. Traffic Impacts (Construction and Operational)

- 3.1. Prepare a detailed Traffic Impact Study in accordance with *RTA Guide to Traffic Generating Developments*. The aaSIDRA program must be used for traffic modelling, including intersection modelling at the Princes Highway and Hector McWilliam Drive intersection. The Study and modelling must address AM and PM peak volumes and holiday peak volumes; existing traffic volumes with and without development; 10 year projected volumes with and without the development. Identify needs (if any) to upgrade roads/junctions and improvement works to ameliorate any traffic inefficiency and safety impacts associated with the development where relevant.
- 3.2. The study must demonstrate compliance with relevant Council and RTA traffic and car parking codes;

4. Bushfire Impacts

- 4.1. Address the requirements of *Planning for Bush Fire Protection 2001* (RFS), in particular adequacy of water supply for bushfire suppression operations and future management of any areas of hazard remaining, including natural areas and buffers zones.

5. Coastal and Estuaries Management

- 5.1. Demonstrate consistency with the objectives of *Wetlands Management Policy*, *Estuary Management Policy*, *State Rivers and Estuaries Policy*, *Tuross Estuary and Coila Lake Estuary Management Plan*, and *Coila Lake Entrance Management Policy*.
- 5.2. Address riparian zone buffering to adjoining waterway and wetland, demonstrating how plants and animals and their habitat within the waterway/wetland and their habitat will be protected.
- 5.3. Consider environmental effects of the proposal on plants and animals within Batemans Marine Park. Long-term management arrangements for monitoring, including identification of triggers that will prevent irreversible impacts on the waterways/wetlands, and actions to be taken should unacceptable impacts occur.

6. Impacts on Lake Water Level, Water Quality, Stormwater and Sedimentation & Erosion

- 6.1. Address potential impacts on water quality of surface and groundwater having regard to *Statement of Joint Intent* established by the Healthy Rivers Commission.
- 6.2. Demonstrate consideration of predicted increases in lake heights as a result of sea level rise and relevant recommendations provided in the NSW Government Statement of Intent in response to the Healthy Rivers Commission Report on Coastal Lakes; Tuross Estuary & Coila Lake Estuary Management Plan and Coila Lake Entrance Management Policy.

	<p>6.3. Demonstrate an acceptable level of water quality protection with respect to downstream receiving waters.</p> <p>6.4. A stormwater masterplan should be provided in the Environmental Assessment. The plan should address Eurobodalla Shire Council's <i>Integrated Water Cycle Management Strategy</i>; Council's drainage codes, best practice Water Sensitive Urban Design; implement appropriate sediment and erosion control regimes and water quality and stormwater provisions; and minimise input of nutrients and sediment into Coila Lake.</p> <p>7. Flooding Impacts</p> <p>7.1. Prepare a flood study to address proposed development of flood prone areas on the site (northern section) to accommodate minimum habitable flood levels (RL 3.3m AHD), and the impact of constructing on part of Monash Avenue. The proposal should be considered in accordance with the NSW Government's Flood Prone Land Policy as set out in the <i>Floodplain Management Manual (2005)</i>. The study should include a detailed understanding of flood behaviour across a full range of floods for catchment and ocean based flooding; their likelihood of occurrence; associated consequences in terms of danger to personal safety and social, economic, environmental and cultural issues; access and evacuation requirements in the event of a major flood; and flooding impact of the development on surrounding properties.</p> <p>8. Threatened Fauna and Flora Species</p> <p>8.1. Address impacts on threatened species having regard to the <i>Draft Guidelines for Threatened Species Assessment</i> and recommend offset measures to avoid or mitigate the impacts.</p> <p>9. Aboriginal and Cultural Heritage</p> <p>9.1. Address and document information contained in <i>draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i>.</p> <p>10. Infrastructure</p> <p>10.1. In consultation with relevant agencies, address the existing capacity and requirements of the development for sewerage, electricity, waste disposal, telecommunications and gas. Identify staging, if any, of infrastructure works.</p> <p>11. Acid Sulfate Soils</p> <p>11.1. Prepare an Acid Sulfate Soil Management Plan in accordance with the <i>Acid Sulfate Soil Manual</i> by ASSMAC.</p>
Consultation	<p>You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:</p> <p>(a) <i>Agencies or other authorities:</i></p> <ul style="list-style-type: none"> • Eurobodalla Shire Council; • NSW Department of Planning – South Coast Regional Office;; • NSW Department of Environment and Conservation; • NSW Department of Natural Resources; • NSW Department of Primary Industries; • NSW Rural Fire Service; • NSW Roads and Traffic Authority; and • relevant Aboriginal Land Council contact. <p>(b) <i>Public:</i></p> <p>Document all community consultation undertaken to date or discuss the</p>

	<p>proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
Deemed refusal period	60 days
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the criteria:-</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files. • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>

Attachment 2

Plans and Documents to accompany the Application

Plans of the development

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for the **Project Application** :

1. The **existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
 - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
 - the existing levels of the land in relation to buildings and roads;
 - location and height of existing structures on the site; and
 - location and height of adjacent buildings and private open space.
2. An **aerial photograph** outlining the subject site and surrounding area (at an appropriate scale).
3. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc.
4. A **locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
 - significant local features such as parks, community facilities and open space, water courses and heritage items;
 - the location and uses of existing buildings, shopping and employment areas; and
 - traffic and road patterns, pedestrian routes and public transport nodes.
 - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.
5. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
6. Detailed **Subdivision layout plans** to illustrate the following:-
 - All measurements of proposed and existing allotments;
 - Location of all structures both proposed and retained on site;
 - North point;
 - Name of the road fronting the site and other surrounding major roads;
 - Title showing the description of the land with lot and DP numbers etc;
 - Vegetation retention;
 - Access points;
 - Any easements, covenants or other restrictions either existing or proposed on the site;
 - Type of subdivision proposed (Torrens, strata and/or community title).
7. **Stormwater Plan** - illustrating the plan for stormwater management of the site and must include details of any drainage lines and major overland flow paths through the site, stormwater treatment measures and any discharge points to existing drainage systems. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be

	<p>provided.</p> <ol style="list-style-type: none"> 8. Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; 9. Landscape Plan – plan or drawing that shows the basic detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc); 10. Construction Management Plan – a plan which outlines traffic and pedestrian management during construction
Specialist advice	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants.
Documents to be submitted	<ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment; • 10 sets of architectural and landscape plans to scale, including set one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

Attachment 3

Technical and Policy Guidelines

The majority of these documents can be found on the relevant Departmental Websites, on the NSW Government's on-line bookshop at <http://www.bookshop.nsw.gov.au> or on the Commonwealth Government's publications website at <http://www.publications.gov.au>.

Aspect	Policy /Methodology
Biodiversity	
Flora and Fauna	Draft Guidelines for Threatened Species Assessment (DEC, 2004)
Bushfire	Planning for Bushfire Protection 2001 (NSW Rural Fire Service) Australian Standard 3959 – Building in Bushfire Prone Areas
Coastal Planning & Water bodies	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast (Department of Urban Affairs & Planning, 1997) Coastal Design Guidelines for NSW, Coastal Council, March 2003 NSW Wetlands Management Policy (DLWC, March 1996) NSW State Rivers and Estuaries Policy (1992_ NSW Estuary Management Manual (DLWC, 1992) Constructed Wetlands Manual (DLWC, 1998)
Heritage	Draft guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, July 2005) NPWS Aboriginal Cultural Heritage Standards and Guidelines Kit – Working Draft (NPWS, September 1997) Aboriginal cultural heritage: standards and guidelines (DEC 2005) Protecting Aboriginal Objects and Places - Interim Guidelines for Community Consultation (DEC 2005)
Soils & Contamination	Acid Sulfate Soil Manual (Acid Sulfate Soils Management & Advisory Committee [ASSMAC], 1998; published by DUAP) Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land, Department of Urban Affairs & Planning and the Environment Protection Authority 1998. Contaminated Land: Planning Guidelines for Contaminated Land, Department of Urban Affairs and Planning and the NSW EPA, October 1995.
Traffic, Transport & Pedestrian & Cyclist Facilities	Guide to Traffic Generating Developments (RTA, 1993) RTA Road Design Guide (RTA, 1996) Planning Guidelines for Walking and Cycling (DIPNR & RTA, December 2004) Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Ausroads, 2003)
Water	
Water Quality	Australian & New Zealand Guidelines for Fresh & Marine Water Quality

Aspect	Policy /Methodology
	(Australian & New Zealand Environment & Conservation Council (ANZECC), October 2000)
	Integrated Water Cycle Management Guidelines for NSW Local Utilities, Oct 2004
	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
	Water Quality and River flow Objectives (DEC, 2000)
	Water Quality Guidelines for the protection of Aquatic Ecosystems for Upland Rivers (ANZECC, 2000)
Flooding & the Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
Groundwater	NSW Groundwater Policy Framework Document – General (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)
Stormwater	Managing Urban Stormwater: Construction Activities (EPA, 1988)
	Water Sensitive Planning Guide - for Sydney Region, WSUD, 2003
	Managing Urban Stormwater: Source Control (DEC, 1998)
	Managing Urban Stormwater: Treatment Techniques (DEC, 1998)
	Better Drainage: Guidelines for the Multiple Use of Drainage System (PlanningNSW, 1993)