



NSW GOVERNMENT  
**Department of Planning**

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Our ref: MP06-0305  
**9043014**  
Your ref: 206.081

Mr Stephen Hills  
Director  
The Planning Group NSW Pty Ltd  
PO Box 1612  
NORTH SYDNEY  
NSW 2059

Dear Mr Hills

**RE: PROPOSED ILLAWARRA RIDGE GOLF RESORT, PRINCES HIGHWAY, DARKES FOREST, WOLLONGONG - MP06-0305.**

The Department has received your application for the proposed golf resort incorporating golf course, driving range, clubhouse, serviced apartments, hotel rooms, short stay tourist accommodation villas and community title subdivision.

The Director General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the project for a Project Application are attached to this correspondence at **Attachment 1**. These requirements have been prepared in consultation with the relevant government agencies including Wollongong Council.

**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 DGRs 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;
- whether the proposal requires an approval under the Commonwealth *Environment Protection and Biodiversity Act* (EPBC Act) and any assessment obligations under that Act;
- 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 DGRs. 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 DGRs, 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. The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the EA to be hosted on a suitable website with a link to the Department's website.

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance (NES), it will require an additional approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Commonwealth Department of Environment and Water Resources in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal is likely to have a significant impact on matters of NES and would require an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of NES. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary DGRs will need to be issued.

Copies of responses from government agencies to the Department's request for key issues and assessment requirements are enclosed at **Attachment 4**. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the EA.

If you have any queries regarding these requirements, please contact David Mutton on 9228 6371 or email [david.mutton@planning.nsw.gov.au](mailto:david.mutton@planning.nsw.gov.au).

Yours sincerely

  
Yolande Stone  
A/Executive Director  
as delegate for the Director General  
2/8/07

# Attachment 1

## Director-General's Environmental Assessment Requirements

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

<b>Application number:</b>
MP06-0305
<b>Project:</b>
<p><b>Concept Plan Application:</b> Approval is sought for the staged development of a golf resort comprising a 9 hole golf course and driving range, resort clubhouse, 100 serviced apartments, 100 hotel rooms, 200 short stay tourist accommodation villas and community title subdivision.</p> <p>The application will involve approval of conceptual key design parameters including land use, subdivision, built form, indicative building heights, serviced apartment/hotel room/tourist accommodation types, site coverage, setbacks, roads and vehicle access, public domain works and infrastructure requirements, stormwater management and landscaping.</p>
<b>Location:</b>
Lots 2, 3 & 4 DP 240566, Portion 74 & 160, DP 752054 and Portion 76 DP 10488471, Princes Highway, Darkes Forest, City of Wollongong.
<b>Proponent:</b>
Mr S. Hills, The Planning Group NSW Pty Ltd
<b>Date issued</b>
2 August 2007
<b>Expiry date</b>
2 years from date of issue
<b>General requirements</b>
<p>The Environmental Assessment (EA) for the <b>Project Application</b> must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. An outline of the scope of the project including: <ul style="list-style-type: none"> <li>• any development options;</li> <li>• 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;</li> <li>• outline of the staged implementation of the project if applicable;</li> </ul> </li> <li>3. A thorough site analysis including constraints mapping and description of the existing environment;</li> <li>4. Consideration of any relevant statutory and non-statutory provisions and identification of any non-compliances with such provisions, in particular relevant provisions arising from environmental planning instruments, Regional Strategies and Development Control Plans, and including <i>Illawarra Regional Environmental Plan No. 1, Drinking Water Catchments Regional Environmental Plan No. 1, Illawarra Regional Strategy and Illawarra Escarpment Strategic Management Plan</i>.</li> <li>5. Consideration of impacts, if any, on matters of national environmental significance under the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>;</li> </ol>

6. 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;
7. The plans and documents outlined in **Attachment 2**;
8. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;
9. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project; and
10. An assessment of the key issues specified below and a table outlining how these key issues have been addressed.

## **Key Issues**

The EA must address the following key issues:

### **1. Strategic Planning**

- 1.1 Justify the proposal with reference to relevant local, regional and State planning strategies. Provide justification for any inconsistencies with these planning strategies.
- 1.2 Demonstrate consistency with the Sustainability Criteria set out in the Illawarra Regional Strategy.

### **2. Tourist uses**

- 2.1 Demonstrate the viability of the proposed extent of short term tourist accommodation through market analysis.
- 2.2 Outline of the provisions for a Community Management Statement incorporating details in relation to occupancy, management systems, use of amenities and facilities and body corporate roles and responsibilities etc. Demonstrate that no part of the development will be used for permanent accommodation. Provide details of appropriate mechanisms, including restrictive covenants to ensure that the development is used for short stay tourist uses only.

### **3. Urban Design, Visual Impact and Sustainability**

- 3.1 Demonstrate suitability of the proposal with the surrounding area in relation to potential character, height, bulk, scale, built form, amenity (including noise) and visual amenity from all public places including roads and freeway.
- 3.2 Address the visual impact of the proposal in the context of surrounding development and relevant mitigation measures.
- 3.3 Use visual aids such as scale model and photomontage to demonstrate visual impacts. Amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas must be addressed.
- 3.4 An indicative external materials and finishes schedule is to be submitted.
- 3.5 Address the landscape setting and retention of existing significant vegetation on the site. Demonstrate that any removal of vegetation on the site will have minimal visual impacts.

### **4. Infrastructure Provision**

- 4.1 Address existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Address opportunities for utilisation of recycled water for golf course purposes. Identify and describe staging, if any, of infrastructure works.
- 4.2 Address and provide the likely scope of any planning agreement and/or developer contributions with Council/ Government agencies.

<b>5. Traffic and Access</b>	
5.1	Prepare a traffic impact study in accordance with Table 2.1 of the RTA's Guide to Traffic Generating Developments which addresses, but is not limited to the following matters:
6	The capacity of the road network to safely and efficiently cater for the additional traffic generated;
7	Access to and within the site;
8	Servicing and parking arrangements;
9	Intersection site distances;
10	Connectivity to existing developments;
11	Impact on public transport (including school bus routes);
12	Provision of access for pedestrians and cyclists to, through and within the site; and
13	Identify suitable mitigation measures, if required to ensure the efficient functioning of the road network.
<b>6. Hazard Management and Mitigation</b>	
<i>Contamination</i>	
6.1	Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of SEPP 55 – Remediation of Land.
<i>Acid Sulfate Soils</i>	
6.2	Identify the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures.
<i>Bushfire</i>	
6.3	Address the requirements of Planning for Bush Fire Protection 2006 (RFS).
<i>Geotechnical</i>	
6.4	Provide an assessment of any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations that address these limitations.
<i>Flooding</i>	
6.5	Provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005).
6.6	Consider the potential impacts of any filling on the flood regime of the site and adjacent lands.
<b>7. Water Cycle Management</b>	
7.1	Address and outline measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles. Include consideration of impacts on the surrounding environment, drainage and water quality controls for the catchment and use of treated grey water for the golf course.
7.2	Address impacts of pollutants in runoff from the site, treatment of waste, effluent disposal and sediment and erosion control and their potential impacts on the water quality of surface and groundwater, particularly on Maddens Creek, during construction and operation.
7.3	Address the potential impacts from the use of fertilisers, herbicides and pesticides for maintenance of the golf course and particularly on Sydney Catchment Special Areas and Maddens Creek.

7.4	Demonstrate that removal of any upland swamp vegetation in the southern part of the site will not cause erosion and sedimentation downstream and will not impact on water quality of Maddens Creek.
7.5	Address the <i>NSW Groundwater Policy Framework Document - General, NSW Groundwater Quality Protection Policy, NSW Groundwater Dependent Ecosystem Policy, State Rivers Policy</i> and Statement of Joint Intent established by the Healthy Rivers Commission.
7.6	Review anticipated dam capacities with regard to harvestable water rights.
<b>8. Riparian Corridor Management</b>	
8.1	Demonstrate suitable riparian corridor management or buffering between the development and adjacent waterways or natural drainage lines and demonstrate adequate protection of riparian and aquatic habitats.
8.2	Address <i>Policy and Guidelines for Fish Friendly Waterway Crossings and Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> (Department of Primary Industries 2004) should crossings be proposed over Maddens Creek.
8.3	Prepare a concept Vegetation Management Plan which incorporates a strategy to revegetate the core riparian and buffer zones to restore ecological biodiversity and improve post development water quality of Maddens Creek and adjacent waterways.
<b>9. Heritage and Archaeology</b>	
9.1	Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance (Aboriginal community consultation should be undertaken in accordance with DEC's Interim Community Consultation Requirements for Applicants).
9.2	Identify any items of European heritage significance and, where relevant, provide measures for the conservation of such items.
<b>10. Flora and Fauna</b>	
10.1	Outline potential impacts on aquatic and terrestrial flora and fauna and their habitats (within the meaning of the Threatened Species Conservation Act 1995 and the Fisheries Management Act 1994). Provide measures for their conservation, where relevant.
10.2	Outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.
10.3	Assess proposed native vegetation clearing with consideration of potential impacts and, if applicable, provide details of an offset strategy or other suitable mitigation measures to ensure that there is no net loss of native vegetation values.
<b>11. Noise</b>	
11.1	Address potential noise impacts, in particular road traffic noise from the adjoining freeway, for future occupants and provide appropriate mitigation measures.
<b>12. Socioeconomic Impacts</b>	
12.1	Address the potential social and economic impacts of the development.
<b>13. Impacts on Adjoining Dharawal Nature Reserve</b>	
13.1	Address Guidelines for Development Adjoining Department of Environment and Conservation Land (DEC August 2006)
13.2	Address potential construction impacts resulting from earthworks and changes to overland flow and sedimentation from imported fill and ongoing operational impacts such as edge effects and stormwater runoff.
13.3	Provide appropriate mitigation measures and assess the effectiveness and reliability of the measures and any residual impacts after implementation of the measures. No asset

protection or infrastructure are permitted on the Reserve.

#### **14. Owners Consent**

- 14.1 Provide evidence of land owner's consent to make application for all components of the proposal on Crown land.
- 14.2 Demonstrate that Native Title has been extinguished from the Crown land or a non-claimant application has been approved by the National Native Title Tribunal.

#### **Consultation**

You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:

(a) *Agencies or other authorities:*

- Wollongong Council;
- NSW Department of Planning – South Coast Regional Office;
- Department of Environment and Climate Change;
- Department of Primary Industries;
- NSW Rural Fire Service;
- Department of Water and Energy;
- Roads and Traffic Authority;
- Department of Lands;
- Sydney Catchment Authority;
- Southern Rivers Catchment Management Authority;
- Local Aboriginal Land Council/s and other Aboriginal community groups; and
- Relevant infrastructure providers.

(b) *Public:*

Document all community consultation undertaken to date or discuss the 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.

The consultation process and the issues raised should be described in the Environmental Assessment.

#### **Deemed Refusal Period**

**120 days**



## Attachment 2

### Plans and Documents to accompany the Application

<b>Plans and Documents of the development</b>	<p>The following plans, drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:</p> <ol style="list-style-type: none"> <li>1. The <b>existing site survey plan</b> is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> <li>• the location of the land, the measurements of the boundaries of the land, the size of the land and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings and private open space.</li> </ul> </li> <li>2. An <b>aerial photograph</b> of the subject site with the site boundary superimposed.</li> <li>3. A <b>Site Analysis Plan</b> 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.).</li> <li>4. A <b>locality/context plan</b> drawn to 1:500 scale (or other appropriate scale) must be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space, water courses and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes; and</li> <li>• 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.</li> </ul> </li> <li>5. The <b>Environmental Assessment</b> in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</li> <li>6. <b>Conceptual Subdivision Plans</b> are to show the following:- <ul style="list-style-type: none"> <li>• The location, boundary dimensions, site area and north point of the land, and names of roads fronting the land;</li> <li>• Title showing the description of the land with lot and DP numbers etc;</li> <li>• Existing subdivision pattern including all measurements and site areas of existing allotments;</li> <li>• Proposed subdivision pattern including indicative measurements and site areas of proposed allotments;</li> <li>• Location of all proposed roads and footpaths;</li> <li>• Location of all structures proposed and retained on site;</li> <li>• Indicative cross sections of roads, including gradients, widths, footpaths etc.</li> <li>• Existing and proposed finished levels in relation to roads, footpaths and structures;</li> </ul> </li> </ol>
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	<ul style="list-style-type: none"> <li>• Location and details of access points to the subdivision;</li> <li>• Existing vegetation on the land and vegetation to be retained;</li> <li>• Location of services and infrastructure, and proposed methods of draining the land;</li> <li>• Any easements, covenants or other restrictions either existing or proposed on the site;</li> <li>• Type of subdivision proposed (Torrens, strata and/or community title).</li> </ul> <p>7. <b>Conceptual Architectural drawings</b> are to illustrate the following general features:</p> <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land;</li> <li>• the floor plans;</li> <li>• the location of lifts, stairs and corridors;</li> <li>• section plans;</li> <li>• fenestrations, balconies and other features;</li> <li>• communal facilities and servicing points;</li> <li>• the height of the proposed development in relation to the land;</li> <li>• significant level changes;</li> <li>• parking and vehicular access arrangements; and</li> <li>• pedestrian access to, through and within the site.</li> </ul> <p>8. <b>Conceptual Elevations</b> – of proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties.</p> <p>9. <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management from the site and must include details of any major overland flow paths through the site and any discharge points to the street drainage system. 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 provided;</p> <p>10. <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</p> <p>11. <b>Landscape Concept Plan</b> – 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);</p> <p>12. <b>View analysis</b> – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development; and</p> <p>13. <b>Shadow Diagrams</b> – diagrams showing solar access to the site and adjacent properties, at summer solstice (Dec 21), winter solstice (Jun 21) and the equinox (Mar 21 and Sept 21) at 9am, 12 midday, 3pm and 6.30pm.</p>
<b>Specialist advice</b>	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practicing consultants in relation to issues including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Flora and Fauna;</li> </ul>

	<ul style="list-style-type: none"> <li>• Bushfire;</li> <li>• Landscaping;</li> <li>• Geotechnical and/or hydro geological (groundwater);</li> <li>• Stormwater/drainage;</li> <li>• Urban Design/Architectural;</li> <li>• Contamination in accordance with the requirements of SEPP 55..</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 20 hard copies of the Environmental Assessment;</li> <li>• 20 sets of conceptual architectural and landscape drawings , including one (1) set at A3 size;</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below); and</li> <li>• If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.</li> </ul>
<b>Electronic Documents</b>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> <li>• Adobe Acrobat PDF files and Microsoft Word documents must be no bigger that 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files.</li> <li>• 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.</li> <li>• 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.</li> <li>• Graphic images will need to be provided as [.gif] files.</li> <li>• Photographic images should be provided as [.jpg] files.</li> <li>• Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.</li> <li>• 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.</li> </ul> <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 3

### State Government technical and policy guidelines

The following list provides relevant technical and Policy Guidelines which may assist in the preparation of the Environmental Assessment. It should be noted, however, that this list is not exhaustive as other documents and policies may need to be reviewed. It is also important to note that not of all of these guidelines may be relevant to your proposal.

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
<b>Biodiversity</b>	
<b>Flora and Fauna</b>	Draft Guideline for assessment of impacts on Threatened Species under Part 3A (Department of Planning 2005)
<b>Fish and Aquatic Ecosystems</b>	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)
	Threatened Species Management Manual (NPWS, 1998)
<b>Bushfire</b>	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
<b>Contamination of Land</b>	
	Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)
<b>Environmental Management Systems</b>	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)
<b>Heritage</b>	
<b>Aboriginal</b>	Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A ( Planning 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
<b>Non-Indigenous</b>	Assessing Heritage Significance Update for Heritage Manual (Heritage Office, 2000)
	NSW Heritage Manual (NSW Heritage Office, 1996)
<b>Noise</b>	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS 3671-1989)
<b>Rehabilitation</b>	
	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"

Aspect	Policy /Methodology
<b>Soils</b>	
	Acid Sulfate Soil Manual (ASSMAC)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
<b>Traffic &amp; Transport</b>	
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
	Guide to Traffic Generating Developments (RTA, 2002)
<b>Water</b>	
	Water quality guidelines for the protection of aquatic ecosystems for upland rivers. (ANZECC, 2000)
<b>Floodplain</b>	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
<b>Groundwater</b>	NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2)
<b>Stormwater</b>	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
<b>Waterways</b>	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)