



Contact: Evelyn Hendieh  
Phone: 9228 6574  
Fax: 9228 6540  
Email: [evelyn.hendieh@planning.nsw.gov.au](mailto:evelyn.hendieh@planning.nsw.gov.au)

Our ref: MP05-0128  
Your ref: 9041159-1

Mr Rob van Iersel  
GeoLINK  
PO Box 9  
Lennox Head NSW 2478

Dear Mr van Iersel

**Subject: Lots 1 & 2 DP 792596, Pacific Highway, South Urunga – Residential Subdivision, School and Care Facility (MP 05\_0128)**

The Department has received your application for the proposed Residential Subdivision, School and Aged Care Facility (Major project: MP 05\_0128). The Minister authorised a concept plan to be lodged pursuant to S75M of the *Environmental Planning and Assessment Act 1979* (“the Act”) on 3 June 2006.

The Director General’s Environmental Assessment Requirements (DGRs) for the environmental assessment of the project for a Concept Plan are attached to this correspondence at **Attachment 1**. These requirements have been prepared in consultation with the relevant government agencies including 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;
- 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-Generals requirements will be placed on the Departments 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 Departments website.

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 Evelyn Hendieh, A/Senior Planner on 9228 6574 or email [evelyn.hendieh@planning.nsw.gov.au](mailto:evelyn.hendieh@planning.nsw.gov.au)

Yours sincerely

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*

<b>Application number</b>	05_0128
<b>Project</b>	A <b>Concept Plan</b> for the following: <ul style="list-style-type: none"> <li>• a new school;</li> <li>• a residential subdivision comprising a mix of low and medium density allotments;</li> <li>• an aged care facility;</li> <li>• a neighbourhood-scale commercial area; and</li> <li>• environmental enhancement of part of the site.</li> </ul>
<b>Location</b>	Lots 1 & 2 DP 792596 Pacific Highway, South Urunga
<b>Proponent</b>	Geolink Pty Ltd on behalf of the Lismore Diocese Roman Catholic Church
<b>Date issued</b>	18 July 2006
<b>Expiry date</b>	2 years from date of issue
<b>General requirements</b>	<p>The Environmental Assessment for the <b>Concept Plan</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 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 (including 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>;</li> <li>5. 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;</li> <li>6. The plans and documents outlined in <b>Attachment 2</b>;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and</li> <li>8. An assessment of the key issues specified below and a table outlining how these key issues have been addressed.</li> </ol>

<b>Key issues</b>	<p>The Environmental Assessment must address the following key issues:</p> <p><b>1 Flora and Fauna</b></p> <p>1.1 Outline measures for the conservation of flora and fauna and their habitats within the meaning of the <i>Threatened Species Conservation Act 1995</i> and outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.</p> <p>1.2 Consider impacts of clearing of native vegetation.</p> <p>1.3 Address State Environmental Planning Policy No. 44 – Koala Habitat Protection.</p> <p><b>2 Proposed Conservation Areas</b></p> <p>2.1 Outline the area and ownership of the proposed conservation/ open space and rehabilitation area including Lot 2 DP 792596, as well as long-term management of these areas, including measures to control weed management and domestic animals, public access, and revegetation and rehabilitation works.</p> <p><b>3 Water Cycle Management &amp; Watercourses</b></p> <p>3.1 Consideration of direct and indirect impacts on the riparian zone including buffer areas, ownership and management.</p> <p>3.2 Consideration of the impact and treatment of stormwater discharge including overland flows from the site to the local waterways and potential impacts of stormwater run off to adjoining land and watercourses.</p> <p>3.3 Incorporation of Integrated Water Cycle Management (IWCM) for the site.</p> <p>3.4 Address the requirements of the relevant flooding data, having regard to the NSW Floodplain Management Manual.</p> <p><b>4 Hazard Management and Mitigation</b></p> <p>4.1 Address the requirements of <i>Planning for Bush Fire Protection 2001</i> (RFS).</p> <p>4.2 Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of SEPP 55 – Remediation of Land.</p> <p>4.3 Identify the presence and extent of acid sulfate soils on the site and appropriate mitigation measures.</p> <p><b>5 Landuse Pattern</b></p> <p>5.1 Consideration of the integration and compatibility of the proposed land uses (school, aged care, residential properties) and potential impacts such as access arrangements for each use, traffic, buffers, density controls and suitability of the proposed development with the surrounding area.</p> <p><b>6 Traffic Management and Access</b></p> <p>6.1 Prepare a 'Traffic Impact Study' in accordance with the RTA's Guide to Traffic Generating Development.</p> <p>6.2 Illustrate concept plans for appropriate treatments for the Pacific Highway intersection and including any secondary entrance to the Estate. Illustrate pedestrian and cyclist linkages for the</p>
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	<p>proposal referring to Council's draft Pedestrian Accessibility and Mobility Plan &amp; Bicycle Plan.</p> <p>6.3 Consider available public transport and additional demands for such transport.</p> <p><b>7 Subdivision Design</b></p> <p>7.1 Address the requirements of the Coastal Design Guidelines of NSW (2003).</p> <p>7.2 Provide details of staging, if any, of the proposed subdivision.</p> <p>7.3 Address consistency with the character of existing development in terms of the locality, street frontage, scale, building envelopes &amp; future built form controls, aesthetics, energy &amp; water efficiency and safety.</p> <p>7.4 Consider the <i>NSW Coastal Policy 1997, Coastal Design Guidelines for NSW</i> and SEPP 71.</p> <p><b>8 Infrastructure Provision</b></p> <p>8.1 In consultation with relevant agencies, address the existing capacity and requirements of the development for sewerage, water, electricity, telecommunications, waste disposal and gas.</p> <p>8.2 Outline any impacts and/or any restrictions from the existing transmission line easement and electrical distribution feeder on the development.</p> <p><b>9 Heritage</b></p> <p>9.1 Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance (refer to <i>draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i>).</p> <p>9.2 Identify any other items of European heritage significance and provide measures for conservation of such items.</p> <p><b>10 Public Access and Community Services</b></p> <p>10.1 Illustrate pedestrian and cyclist linkages in the vicinity of the site and provide additional walkway/cycleway facilities where appropriate.</p> <p>10.2 Consider impacts on existing community facilities such as schools, hospitals, parks etc.</p>
<b>Consultation</b>	<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"> <li>• Bellingen Shire Council;</li> <li>• Department of Environment and Conservation;</li> <li>• Roads and Traffic Authority;</li> <li>• NSW Rural Fire Service;</li> <li>• Department of Lands;</li> <li>• Department of Natural Resources; and</li> <li>• Country Energy.</li> </ul> <p>(b) <i>Public:</i></p> <p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community</p>

	<p>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>
<b>Deemed refusal period</b>	<b>120 days</b>

## Attachment 2

### Plans and Documents to accompany the Application

<b>Plans and Documents of the development</b>	<p>The following plans, architectural 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. 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>3. A <b>locality/context plan</b> drawn to 1:500 scale (or other appropriate scale) should 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</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>4. The <b>Environmental Assessment</b> in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</li> <li>5. The <b>Architectural Concept drawings</b> (where relevant) are to be drawn to scale and illustrate the following general features: <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>• adaptable housing requirements;</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;</li> <li>• pedestrian access to, through and within the site.</li> </ul> </li> <li>6. The <b>Subdivision Concept plans</b> (where relevant) are to show the</li> </ol>
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	<p>following:-</p> <ul style="list-style-type: none"> <li>• General dimensions of proposed and/or existing allotments;</li> <li>• Location of all structures proposed and retained on site;</li> <li>• North point;</li> <li>• Name of the road fronting the site;</li> <li>• Title showing the description of the land with lot and DP numbers etc;</li> <li>• Vegetation retention;</li> <li>• Access points;</li> <li>• Type of subdivision proposed (Torrens, strata and/or community title).</li> </ul> <p>7. The <b>shadow diagrams</b> for developments comprising two or more storeys are to show solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>8. The <b>Other plans</b> including (where relevant):</p> <ul style="list-style-type: none"> <li>• <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management from the site;</li> <li>• <b>View analysis</b> - artists impression, photomontages, etc of the proposed development in the context of the surrounding development;</li> <li>• <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).</li> </ul>
<b>Specialist advice</b>	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants in relation to issues including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Flora and Fauna;</li> <li>• Bushfire;</li> <li>• Traffic;</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> <li>• Acid Sulphate Soil Management Plan;</li> <li>• On-site effluent disposal;</li> <li>• BCA compliance.</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 10 hard copies of the Environmental Assessment;</li> <li>• 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).</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 than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files.</li> </ul>



	<ul style="list-style-type: none"> <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>
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## 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 (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>Coastal Planning</b>	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast, UAB, 1997
	Coastal Design Policy for NSW, PlanningNSW, March 2003
	NSW Wetlands Management Policy (DLWC, March 1996)
<b>Bushfire</b>	
	Planning for Bushfire Protection 2001 (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)
<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)

Aspect	Policy /Methodology
<b>Rehabilitation</b>	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - “The Blue Book”
<b>Safety and Hazards</b>	Electrical Safety Guidelines (Integral Energy)
<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)
<b>Urban Design: Cycleway/Pathway Design</b>	Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)
<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)