



NSW GOVERNMENT  
**Department of Planning**

Ms Maree Staight  
RW Surveying & Valuations  
PO Box 639  
**EDEN NSW 2551**

Contact: Nicola Hoare  
Phone: 9228 6484  
Fax: 9228 6540  
Email: [nicola.hoare@planning.nsw.gov.au](mailto:nicola.hoare@planning.nsw.gov.au)  
Our ref: MP07\_0062 / S07/00655  
Your ref: 1094.7

Dear Maree,

**Subject: Subdivision of Lot 422 DP 815998, Ivor Jones Drive, Wonboyn Lake (MP07\_0062)**

The Department has received your application for the proposed subdivision of Lot 422 DP 815998, Ivor Jones Drive, Wonboyn Lake.

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 relevant government agencies.

**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-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

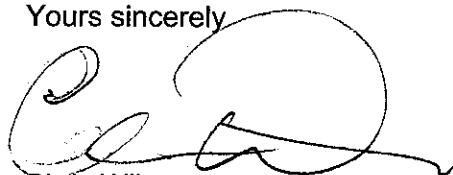
would arrange for an electronic version of the EA to be hosted on a suitable website with a link to the Departments website.

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 Nicola Hoare on 9228 6484 or email [nicola.hoare@planning.nsw.gov.au](mailto:nicola.hoare@planning.nsw.gov.au).

Yours sincerely



9.10.07

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: <b>MP07_0062</b>
Project: <b>16 lot rural residential subdivision</b>
Location: <b>Lot 422 DP 815998, Ivor Jones Drive, Wonboyn Lake</b>
Proponent: <b>RW Surveying &amp; Valuations</b>
Date issued: <i>9th October 2007</i>
Expiry date: <b>2 years from date of issue</b>
<b>General requirements</b>
The Environmental Assessment (EA) for the <b>Project Application</b> must include: <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 (including draft Regional Strategies) and Development Control Plans.</li><li>5. Consideration of impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>;</li><li>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;</li><li>7. The plans and documents outlined in <b>Attachment 2</b>;</li><li>8. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li><li>9. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project; and</li><li>10. 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>
The EA must address the following key issues:
<b>1. Strategic Planning</b>
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 relevant Regional Strategy (including draft Regional Strategies).
<b>2. Subdivision Design, Layout and Desired Future Character</b>	
2.1	Demonstrate the consistency of the proposal with the character of existing development in terms of the proposed density, visual impacts and safety.
2.2	Demonstrate the consistency of the proposed subdivision design and layout with the <i>Coastal Design Guidelines for NSW</i> , <i>NSW Coastal Policy 1997</i> and <i>SEPP 71 – Coastal Protection</i> .
2.3	Provide indicative building envelopes that will accommodate on-site effluent disposal systems.
2.4	Provide details of any staging that demonstrates the lots will be released in an orderly and coordinated manner.
2.5	Outline the long-term management and ownership of any proposed roads (including Crown Land) and carriageways, and the public reserve.
<b>3. Visual Impact</b>	
3.1	Address the visual impact of the proposal in the context of surrounding development and relevant mitigation measures. In particular address impacts on the amenity of the foreshore, overshadowing of public reserves, loss of views from public places and cumulative impacts.
<b>4. Infrastructure Provision</b>	
4.1	Address existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.
4.2	Submit a specialist report that demonstrates that on-site effluent disposal systems will not degrade the adjacent water body, including under conditions of rising water tables potentially associated with sea level rise.
4.3	Address and provide the likely scope of a voluntary 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.
5.2	Demonstrate that public access will be provided to and along the full river frontage of the site in the subdivision design. Consider access for the disabled, where appropriate.
5.3	Demonstrate that access to all allotments will be via public roads.
<b>6. Hazard Management and Mitigation</b>	
<i>Coastal Processes</i>	
6.1	Address coastal hazards and the provisions of the Coastline Management Manual. In particular consider impacts associated with wave and wind action, coastal erosion, climate change, sea level rise and more frequent and intense storms.
<i>Contamination</i>	
6.2	Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of <i>SEPP 55 – Remediation of Land</i> .
<i>Acid Sulfate Soils</i>	
6.3	Identify the presence and extent of acid sulfate soils on the site and, where relevant,

	appropriate mitigation measures in accordance with the guidelines set out in Attachment 3.
<b>Bushfire</b>	
6.4	Address the requirements of Planning for Bush Fire Protection 2006 (RFS) and the Wonboyn Village "Fire Protection Plan"
<b>Flooding</b>	
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 based on Water Sensitive Urban Design principles that addresses impacts on the surrounding environment (land and water body), water quality and water quantity for the catchment, and erosion and sedimentation controls at construction and operational stages.
7.2	Assess the impacts of the proposal on surface and groundwater hydrology and quality during both construction and occupation of the site.
7.3	Demonstrate that the proposal is consistent with the Wonboyn Lake and Estuary Management Plan (2004), the Wonboyn Lake & Estuary Processes Study and the Wonboyn Lake Storm Water Management Plan.
7.4	Identify mitigative measures to address impacts on water quality, particularly downstream into Wonboyn River and Wonboyn Lake that may be generated by stormwater drainage and onsite effluent disposal.
7.5	Assess the impacts of the development on downstream aquaculture operations and recreational fishing with regard to NSW Oyster Industry Sustainable Aquaculture Strategy.
<b>8. Heritage and Archaeology</b>	
8.1	Identify appropriate measures to preserve Aboriginal cultural heritage in accordance with the guidelines set out in Attachment 3.
8.2	Identify any items of European heritage significance and, where relevant, provide measures for the conservation of such items.
8.3	Address impacts on World Heritage areas, places listed on the National Heritage List and protected under the EPBC Act.
<b>9. Flora and Fauna</b>	
9.1	Outline potential impacts on aquatic and terrestrial flora and fauna and their habitats, wildlife corridor values, and native vegetation, and measures for their conservation, in accordance with relevant legislation and including the guidelines set out in Attachment 3.
9.2	Outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.
9.3	Address measures to protect and manage the riparian corridor and adjacent aquatic habitats, including threatened species, populations and ecological communities listed under the <i>Fisheries Management Act 1994</i> .
9.4	Address impacts on migratory species, RAMSAR wetlands and species listed under Section 18 and 18A of the EPBC Act.
<b>Consultation</b>	
You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:	
(a) <i>Agencies or other authorities:</i>	

- Bega Valley Shire Council;
- Department of Environment and Climate Change;
- Department of Primary Industries & the NSW Food Authority (Safe Foods);
- NSW Rural Fire Service;
- Department of Water and Energy;
- Department of Lands;
- Southern-Rivers Catchment Management Authority;
- relevant 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**

**60 days**

## Attachment 2

### Plans and Documents to accompany the Application

#### Plans and Documents 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 your 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** of the subject site with the site boundary superimposed.
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;
  - traffic and road patterns, pedestrian routes and public transport nodes; and
  - 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. **Subdivision plans** are to show the following:-
  - The location, boundary dimensions, site area and north point of the land, and names of roads fronting the land;
  - Title showing the description of the land with lot and DP numbers etc;
  - Existing and proposed subdivision pattern including all measurements and sites areas of existing and proposed allotments;
  - Location and details of all proposed roads and footpaths;
  - Location of all structures proposed and retained on site;
  - Cross sections of roads, including gradients, widths, road names, footpaths etc.
  - Existing and proposed finished levels in relation to roads, footpaths and structures;
  - Location and details of access points to the subdivision;
  - Existing vegetation on the land and vegetation to be retained;
  - Location of services and infrastructure, and proposed methods of draining the land;
  - 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 Concept Plan** - 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;

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 Concept 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); and
10. **Construction Management Plan** – a plan which outlines traffic and pedestrian management during construction and management of impacts on amenity of adjoining properties and appropriate mitigation measures including noise, dust and sediment and erosion controls.

#### **Documents to be submitted**

- 12 hard copies of the Environmental Assessment;
- 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale);
- 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below); and
- 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.

#### **Electronic Documents**

Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-

- 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.

Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.



## 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>Climate Change</b>	
	International Panel on Climate Change (2007)
<b>Coastal Planning</b>	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast, NSW Government, 1997
	Coastal Design Guidelines for NSW, PlanningNSW, February 2003
	NSW Wetlands Management Policy (DLWC, March 1996)
<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)

<b>Aspect</b>	<b>Policy /Methodology</b>
	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"
<b>Safety and Hazards</b>	
	Electrical Safety Guidelines (Integral Energy)
<b>Soils</b>	
	Acid Sulfate Soils 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>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)
	Healthy Rivers Commission – Coastal Lakes Inquiry (2002)
	Statement of Intent for the Coastal Lakes of NSW (2003)
<b>EPBC Act</b>	
	Commonwealth Environment Protection and Biodiversity Conservation Act 1999: Guide to implementation in NSW: March 2007

**Attachment 4**  
**Agency Responses to Request for Key Issues**  
**- For Information Only**

11 October 2007

Ms Nicola Hoare  
Coastal Assessments  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Dear Ms Hoare

**MP07\_0062 Rural residential subdivision, Lot 422 DP815998, Ivor Jones Drive, Wonboyn.**

Thank you for your letter of 21 September 2007 requesting Councils input into the formulation of the Director-General's Requirements.

Staff have reviewed the documentation provided and based on a preliminary assessment of the proposal, the following comments are offered for the Department's consideration.

The subject site is located within a sensitive coastal environment and any development of this land must minimise any adverse impact on that environment. In this regard the following assessments will be required with the Environmental Assessment;

- Detailed flora and fauna assessment, addressing Section 5A of the Environmental Planning and Assessment Act 1979 and the threatened species legislation.
- Onsite effluent disposal assessment in accordance with Councils Development Control Plan No. 5. The report will need to identify watercourses and drainage lines and show the necessary buffers to those areas. Building envelopes and effluent disposal areas also need to be nominated.
- In reference to DCP 5 it will be necessary to prepare and submit a cumulative impact assessment on likely water quality changes stemming from required on-site effluent management and sediment runoff associated with the clearing of land.
- The EA must address the provisions of the Wonboyn Lake & Estuary Management Plan, the Wonboyn Lake & Estuary Processes Study and the Wonboyn Lake Stormwater Management Plan.
- The catchment of Wonboyn Lake is identified as being significant to oyster aquaculture. In accordance with the provisions of SEPP 62, the EA should address the NSW Oyster Industry Sustainable Aquaculture Strategy, as the development would involve the subdivision of land adjacent to a river and estuary and will require onsite effluent disposal.
- Consultation with the Department of Primary Industries in this regard would be appropriate. Consultation with the NSW Food Authority (Safe Foods) may also be appropriate.

- Consultation with the Department of Lands in relation to the crown road reserves running through the development site would also be appropriate.
- A detailed bushfire assessment in accordance with Planning for Bushfire Protection 2006 would need to be submitted with the EA and any clearing required for roads and asset protection zones should be assessed in the Flora and Fauna Assessment.
- The Bushfire Assessment should also address the Wonboyn Village "Fire Protection Plan".
- Compliance with Councils Development Control Plan No. 2, 5, 6 and 9 would be required and the EA should address those documents.
- An Aboriginal Archaeological Assessment should be submitted with the EA and appropriate consultation undertaken with the Eden Local Aboriginal Land Council.
- It is noted that part of the land is proposed to be dedicated as Reserve. As part of any application Council would be pursuing the dedication of a foreshore reserve along the entire river frontage of the development site. Consultation with the Department of Environment and Climate Change would be required, specifically in relation to the Department of Natural Resources publication "Riparian Corridor Strategy". Reserve widths of up to 50 metres may be required in this instance.
- Any further areas of Reserve would need to be negotiated with Council. A Voluntary Planning Agreement may be discussed which identifies suitable ongoing management of any additional Reserve areas dedicated to Council.
- Public access (either vehicular or pedestrian, or both) shall be provided to the Wonboyn River, in accordance with the objectives of SEPP 71. More detailed discussions with Council will be required in this regard.
- Access to all allotments will need to be via a public road in accordance with DCP 2. It is noted that access to most of the proposed allotments would be via a right of access, which would not meet Councils requirements for this type of subdivision. The road would need to be a public road, to Councils standards and further consultation with Council in relation to this matter is recommended.

I trust this information will be of assistance. Our officers are available to accompany you on a site inspection of the property at a convenient time if required, so please do not hesitate to contact me to make these arrangements.

Yours sincerely



Cecily Hancock

Planning Coordinator

Your reference : 07-0062  
Our reference : 07/2838  
Contact : Allison Treweek, 61223100

Ms Heather Warton  
Director Urban Assessments  
Department of Planning  
GPO BOX 39  
SYDNEY NSW 2001

Dear Ms Warton

**RE: MP 07-0062 – Proposed Residential subdivision Lot 422 DP815998 Ivor Jones Drive  
Wonboyn**

I refer to your letter dated 21 September 2007 requesting the Department of Environment and Climate Change<sup>1</sup> (DECC) requirements for the Environmental Assessment (EA) being prepared in respect to the above proposal.

DECC has considered the details of the project as provided by the Department of Planning (DoP) and has identified the information it requires to assess the project in Attachment A. In summary, DECC's key information requirements for the project are:

1. The impact of the project on threatened species and endangered ecological communities and their habitat.
2. The impacts of the project on Aboriginal cultural heritage.

In preparing the EA, the proponent must ensure that sufficiently comprehensive and detailed information is provided in order to allow the DECC to fully determine the nature and extent of the impacts caused by the proposal.

The proponent should also be aware that any commitments made in the EA may be formalised as approval conditions. Consequently pollution control or conservation measures should not be proposed if they are impractical, unrealistic or beyond the financial viability of the development.

In carrying out the assessment the proponent must also refer to the relevant guidelines as described in Attachment B when preparing the EA.

---

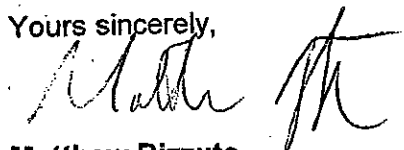
The Department of Environment and Conservation NSW is now known as  
the Department of Environment and Climate Change NSW

PO Box 622, Queanbeyan NSW 2620  
Suite 4, 30 Lowe Street, Queanbeyan NSW  
Tel: (02) 6122 3100 Fax: (02) 6299 3525  
ABN 30 841 387 271  
[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

Department of Environment and Conservation NSW

If you have any queries regarding this matter please contact Ms Allison Treweek on 02 6122 3100.

Yours sincerely,



8/10/2007

**Matthew Rizzuto**  
**Acting Head of Operations**  
**South East Region**

# Attachment A – Department of Environment and Climate Change Environmental Assessment Requirements

## Impacts of the project on threatened species and their habitat

The potential effects or impacts of the project on any threatened species, populations or ecological communities listed in the Threatened Species Conservation Act 1995 (TSC Act) should be assessed in accordance with the 'Draft Guidelines for Threatened Species Assessment' (DEC & DPI, 2005)".

The site may support Endangered Ecological Communities associated with coastal floodplains. Accordingly, impact abatement and management planning will form an important part of the EA for the proposal.

Not all areas of the proposed site may be suitable for development and any development will need to avoid Endangered Ecological Communities and provide an appropriate buffer and asset protection zone.

Threatened species that may potentially occur onsite and thus be considered include the following:

- Gang-gang Cockatoo;
- Large forest owls ;
- Glossy Black cockatoo;
- Yellow-bellied Glider;
- All Microchipterean bats
- Square Tailed Kite

This list is not exhaustive and there is potential for a number of other threatened species to occur at the site.

All survey work for these species should be undertaken at the appropriate time of year for each species to maximise the survey results.

In addition to these survey requirements all hollow bearing trees on site should be identified and marked on a map to be supplied within the Environmental Assessment. These hollow bearing trees should also be targeted for stag watches to indicate the presence or absence of hollow dependent fauna in particular micro bats, yellow bellied glider, Glossy black and Gang Gang cockatoos. All of these species will require an assessment of the use of the hollow bearing trees during the breeding period for each species.

The EA must describe what actions will be undertaken to avoid or mitigate impacts caused by the development on all threatened species described at the site.

## Impacts of the project on Aboriginal cultural heritage values

The EA should address and document the information requirements set out in the draft "Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation" involving surveys and consultation with the Aboriginal community.

The EA must identify the nature and extent of impacts on Aboriginal cultural heritage values across the project area.

Should the site be found to have significant Aboriginal cultural heritage values, the EA must 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. This should include an



assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

The EA needs to clearly demonstrate that effective community consultation with Aboriginal communities has been undertaken in determining and assessing impacts, developing options and making final recommendations.

## **Attachment B - Guidance Material Assessing Environmental Impacts**

### **Water quality**

- National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
- NWQMS Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC 2000)
- Healthy Rivers Commission Report into Coastal Lakes and Statement of Joint Intent
- NSW Government Water Quality and River Flow Environmental Objectives
- The relevant targets within the State Water Management Outcomes Plan
- *NSW Guidelines for Urban & Residential Use of Reclaimed Water* (NSW Water Recycling Coordination Committee, 1993).

### **Wastewater**

- National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC 1997)
- National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC 2000)
- Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
- Environment and Health Protection Guidelines: 'Onsite Sewage Management for Single Households', February 1998 (Silver Book).

### **Stormwater**

- Managing Urban Stormwater: Soils and Construction (NSW Landcom, 2004)
- Managing Urban Stormwater: Source Control (EPA 1998)
- Managing Urban Stormwater: Treatment Techniques (EPA 1998).

### **Assessing Threatened Species Impacts**

- Draft Guidelines for Threatened Species Assessment - Available from Department of Planning.

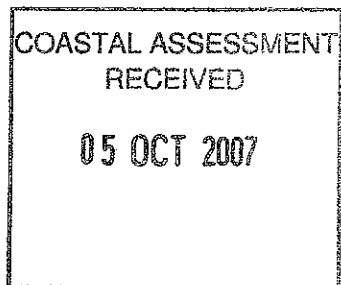
### **Assessing Aboriginal Cultural Heritage Impacts**

- Draft Guidelines For Aboriginal Cultural Heritage Impact Assessment and Community Consultation - Available from Dept of Planning
- Interim Community Consultation Requirements for Applicants
- <http://www3.environment.nsw.gov.au/npws.nsf/Content/Protecting+Aboriginal+objects+and+places>
- Aboriginal Cultural Heritage Standards and Guidelines Kit - Available shortly on-line through DECC's webpage.



2 October 2007

Heather Warton  
Director, Coastal Assessments  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001



He W  
5/10/07.  
To David  
Mutton  
Evelyn. J/S/O

Your ref: MP 07\_0062

Attention: Evelyn Ivinson

Dear Ms Warton,

**Re: Proposed 16 Lot Rural Residential Subdivision at  
Lot 422 DP 815998, Ivor Jones Drive, Wonboyn  
Section 75F(4) EP&A Act Consultation**

I refer to your letter of 21 September 2007, and enclosed Preliminary Assessment report by RW Surveying & Valuations P/L (dated June 2007), requesting Department of Primary Industries key issues and environmental assessment requirements for the above major project application.

**Issues Related to Fisheries**

The responsibilities of the Department of Primary Industries (DPI) include conserving fish stocks and fish habitat, marine vegetation, threatened fish species and aquatic biodiversity. As such the Department is concerned about any potential impacts that the proposed rural residential subdivision may have on aquatic species and the aquatic environment in the vicinity.

The Department advises that the environmental assessment for the proposed development should consider the following issues:

- Description of all aquatic environments (watercourses, wetlands) located on the site or adjacent to the site and their regional significance.
- Predictions of any impacts upon aquatic environments on the site (both temporary and permanent).
- Safeguards to mitigate any impacts upon aquatic environments and riparian habitats (e.g. full details and widths of proposed riparian buffer zones and river front reserve).
- Predictions of any impacts upon water quality and aquatic threatened species, populations and ecological communities listed under the *Fisheries Management Act 1994* (both temporary and permanent).
- Safeguards to mitigate any impacts upon water quality, including impacts downstream into Wonboyn River and Wonboyn Lake.

This should include full details of proposed stormwater, road drainage and water quality management for the entire site (e.g. description and locations of proposed controls such as swales, infiltration areas and water quality control ponds).

- Details of proposed onsite sewage management and effluent disposal systems for all proposed lots.
- Details confirming that the proposed development is fully consistent with the South Coast Regional Strategy.
- An assessment of the impacts of the proposed development on downstream aquaculture operations (oyster leases), and recreational fishing in Wonboyn River, especially in terms of water quality and future waterway access.

DPI recommends the use of best practice Water Sensitive Urban Design, and the implementation of appropriate sediment and erosion control regime and water quality and stormwater management provisions to safeguard the aquatic environment and mitigate impacts on water quality downstream. Monitoring of water quality in the Wonboyn River adjacent to the site during and after construction should also be undertaken.

DPI recommends inclusion of appropriate riparian corridors to provide a buffer between development areas and adjacent waterways or natural drainage lines to provide protection to riparian and aquatic habitats. Retention and replanting of native riparian vegetation will help to protect receiving waters from erosion and runoff and benefit fish habitat. Where the riparian zone may become degraded or disturbed due to past use or construction works, rehabilitation of the zone is recommended including planting of endemic riparian vegetation.

The design and construction of any watercourse crossings on the site (e.g. proposed access roads), should be undertaken in accordance with the Department's *Policy and Guidelines for Fish Friendly Waterway Crossings* (2004) and *Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings* (2004). These documents are available on our website [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au), under 'Aquatic Habitats' and 'Publications'. DPI (Fisheries) should be consulted in the design phase of waterway crossings to ensure that the works are designed and constructed in accordance with best management practice and with minimal impact on the aquatic environment within the immediate vicinity of the proposed works.

For further detailed advice on DPI's aquatic habitat requirements, the applicants should refer to the Department's *Policy and Guidelines Aquatic Habitat Management and Fish Conservation* (1999) also available on our website [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au).

Please ensure a copy of the Director-General's Requirements and the subsequent environmental assessment documents provided by the proponent for this major project are provided to DPI for review and further comment if required prior to project approval. DPI also requests that a copy of this correspondence is provided to the applicant for their information.

If you require any further information, please contact me on 02) 4478 9103.

Yours faithfully

A handwritten signature in cursive script that reads "Trevor Daly".

**Trevor Daly**  
**Fisheries Conservation Manager, South Coast**

All communications to be addressed to:

Headquarters  
NSW Rural Fire Service  
Locked Mail Bag 17  
GRANVILLE NSW 2142

Headquarters  
NSW Rural Fire Service  
15 Carter Street  
HOMEBUSH BAY NSW 2127

Telephone: (02) 8741 5555  
e-mail: developmentcontrol@rfs.nsw.gov.au

Facsimile: (02) 8741 5550



Coastal Assessments  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

COASTAL ASSESSMENT  
RECEIVED  
03 OCT 2007

Your Ref: MP 07\_0062  
S07/0048  
Our Ref: G07/2937  
DA07092544509 MH

Attention: Evelyn Ivinson

Date: 27-Sep-2007

Dear Ms Ivinson,

**RE: Request for provision of Key Issues and Assessment Requirements –  
422/815998, IVOR JONES DRIVE, WONBOYN NSW**

I refer to your letter dated 21-Sep-2007 seeking the NSW Rural Fire Service key issues and assessment requirements regarding bushfire protection for the above property in accordance with section 75F (4) of the *Environmental Planning and Assessment Act 1979*.

The following key issues and assessment requirements shall be included in the Director-Generals environmental assessment requirements.

1. The NSW Rural Fire Service (RFS) notes that the subject site has significant bush fire issues and is identified as bush fire prone. Future residential or Special Fire Protection Purpose developments are likely to be subject to the requirements of section 100B of the *Rural Fires Act 1997* and Section 79BA of the *Environmental Planning and Assessment Act 1979*.
2. Controlling the type of developments permissible in bushfire prone areas.
3. Minimising the impact of radiant heat and direct flame contact by separating the development from the bushfire hazard by identifying the extent to which future development can provide for Asset Protection Zones in accordance with *Planning for Bush Fire Protection 2006*. Setbacks will depend on proximity to vegetation, vegetation type and slope.
4. Reducing the rate of heat output (intensity) of a bushfire close to a development through control of fuel levels.
5. The ability to provide for adequate egress/access to the proposed development as outlined within of *Planning for Bush Fire Protection 2006*.

6. The ability to site and provide for adequate future water supplies for bushfire suppression operations.

7. Minimising the vulnerability of buildings to ignition from radiation and ember attack by addressing the construction of assets in accordance with Australian Standard AS 3959 -1999 "*Construction of buildings in bushfire-prone areas*".

8. The future management regimes for any areas of hazard remaining within the subject area. This should focus on the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development.

9. Substantial revegetation of the property may increase bush fire risk to the proposed development. Any proposed revegetation should be undertaken in such a way that limits the spread and occurrence of fire.

10. A Plan of Management will need to include fuel management within the development and maintenance of asset protection zones in accordance with *Planning for Bush Fire Protection 2006* and the Service's document '*Standards for asset protection zones*'.

For any enquiries regarding this correspondence please contact Mark Hawkins on 8741 5555

Yours faithfully,



**Nika Fomin**  
**Development Control Co-ordinator**

The RFS has made getting additional information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under *Planning for Bush Fire Protection 2006*.