

Attachment 1
Director-General's Environmental Assessment Requirements
Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP05_0197
Project	A Project Application for the construction of: <ul style="list-style-type: none"> • 80 tourist villas and conference centre.
Location	253 Avoca Drv, Kincumber NSW 2251 – Lot A DP449600 & Lot 2 DP976799.
Proponent	E & D Bourke.
Date issued	5 February 2007
Expiry date	2 years from date of issue.
General requirements	<p>The Environmental Assessment for the Project Application must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. An outline of the scope of the project including: <ul style="list-style-type: none"> • 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; • outline of the staged implementation of the project, if applicable; 3. A thorough site analysis and description of the existing environment; 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>; 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; 6. The relevant plans and documents outlined in Attachment 2; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project in accordance with the definition in SEPP (Major Projects) 2005.
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1 Relevant EPIs and Guidelines to be addressed <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> o IDO No. 122; o SEPP 71 – Coastal Protection; o SEPP 11 – Traffic Generating Developments; o Coastal Design guidelines of NSW, 2003; o NSW Coastal Policy, DUAP, 1997; and, o other relevant DCP's. • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. • Any contributions plan in place prior to the determination of the application. 2 Flora and Fauna <ul style="list-style-type: none"> • 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. • Provide a detailed Aborist report indicating proposed native vegetation and tree removal, considering the impacts of clearing native vegetation.

	<p>3 Architectural Design & Visual Amenity</p> <ul style="list-style-type: none"> • Demonstrate (with the use of visual aids such as photomontage) suitability of the proposal with the surrounding area in relation to bulk, scale, amenity, built form, density, FSR and height, having regard to the <i>Coastal Design Guidelines of NSW, 2003</i>, and <i>NSW Coastal Policy, DUAP, 1997</i>. • Demonstrate compliance with relevant zone objectives. • Provide details of staging and outline strata titling proposed, if applicable; • A material and finishes sample board.
	<p>4 Ecologically Sustainable Development</p> <ul style="list-style-type: none"> • The Environmental Assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases. Details shall be provided of sediment and erosion control and other measures during construction and water conservation and minimisation practices. • The statement of commitments should state the following: <ul style="list-style-type: none"> ◦ the building design shall incorporate passive design principles; ◦ efficient waste management practices during construction and ongoing operation.
	<p>5 Water Cycle Management & Watercourses</p> <ul style="list-style-type: none"> • Demonstrate consistency with any relevant Wetlands Management Policy, State Rivers and Estuaries Policies and <i>NSW Weirs Policy</i>. • Provide information on detailed water balance including inflows and imports/exports to and from the proposed development. • Details of the Integrated Water Cycle Management (IWCM) for the site considering water harvesting, recycling and minimisation of water use. • Identify the impacts of the development on the existing hydrology, hydrogeology, groundwater and geology of the site. Consideration should be given to flood prone areas and the impact on wetlands, riparian zones, and other important habitat areas. • 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>6 Hazard Management and Mitigation</p> <ul style="list-style-type: none"> • Address the requirements of <i>Planning for Bush Fire Protection, 2001 (RFS)</i>. • Illustrate all APZ's are within the proposed lots. • Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of SEPP 55 – Remediation of Land. • Identify and document the presence and extent of acid sulfate soils on the site and appropriate mitigation measures to comply with the <i>Acid Sulfate Soils Manual, ASSMAC, 1998</i>.
	<p>7 Geotechnical Report</p> <ul style="list-style-type: none"> • Provide a geotechnical report addressing the stability of the land, having regard to any proposed earthworks, cut and fill and provided details of finished levels.
	<p>8 Traffic Management and Access</p> <ul style="list-style-type: none"> • Consider if this type of development is listed in Schedule 1 or 2 of State Environmental Planning Policy No 11—Traffic Generating Developments. If so, a detailed Traffic Management Plan (TMP), in accordance with Table 2.1 of the RTA Guide to Traffic Generating, 2002 Developments is required. • Consider the type of intersection required to access Avoca Drive and appropriate treatment of Avoca Drive intersection is addressed. • Consider the proposed road widening along Avoca Drive and the requirement for to create a separate allotment for this purpose. • Compliance with relevant Council and RTA traffic and car parking codes.
	<p>9 Infrastructure Provision</p> <ul style="list-style-type: none"> • Address potential impacts of on-site effluent disposal system having regard to <i>On-site Sewage Management for Single Households, EPA NSW et al, 1998</i>, <i>Environmental Guidelines for the Utilisation of Treated Effluent by irrigation, DEC, 2004</i>, and <i>National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management, ARMCANZ/ANZECC, 1997</i>.

	<ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for sewerage, water, electricity, telecommunications, waste disposal and gas. <p>10 Heritage</p> <ul style="list-style-type: none"> • Identify whether the site has significance to Aboriginal cultural heritage and where applicable prepare an independent Archaeological report in accordance with the draft <i>Guidelines for Aboriginal Cultural Heritage Impact Assessment & Community consultation</i>, DEC, July 2005. • Identify any items of European heritage significance and where applicable provide a heritage impact statement in accordance with the <i>Heritage Manual</i>, (NSW Heritage Office & DUAP 1996). <p>11 Tourism</p> <ul style="list-style-type: none"> • The proposal should be consistent with the objectives of the tourism planning framework for NSW, including <i>Towards 2020 – the NSW Tourism Masterplan</i>, Tourism New South Wales, 2002 and any local tourism plans or strategies. <p>12 Public Access and Community Services</p> <ul style="list-style-type: none"> • Illustrate pedestrian and cyclist linkages in the vicinity of the site and provide additional walkway/cycleway facilities where appropriate.
Deemed refusal period	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i> , the applicable deemed refusal period is 60 days from the end of the proponent's Environment Assessment period for the project.

Attachment 2

Plans and Documents to accompany the Application

Plans and Documents of the development	<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">1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show:<ul style="list-style-type: none">• 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. 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).3. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.4. The Architectural Project drawings (where relevant) are to be drawn to scale and illustrate the following general features:<ul style="list-style-type: none">• the location of any existing building envelopes or structures on the land;• the floor plans;• section plans;• fenestrations, balconies and other features;• communal facilities and servicing points;• the height of the proposed development in relation to the land;• significant level changes;• parking and vehicular access arrangements; and• pedestrian access to, through and within the site.5. Other plans including (where relevant):<ul style="list-style-type: none">• Stormwater Concept Plan - illustrating the concept for stormwater management from the site;• View analysis - artists impression, photomontages, etc of the proposed development in the context of the surrounding development; and• 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).
Specialist advice	<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">• Flora and Fauna;

	<ul style="list-style-type: none"> • Bushfire; • Traffic; • Landscaping; • Geotechnical and/or hydro geological (groundwater); • stormwater/drainage; • Urban Design/Architectural; • Contamination in accordance with the requirements of SEPP 55; • Acid Sulphate Soil Management Plan; • On-site effluent disposal; and • BCA compliance.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment; • 10 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.
<p>Electronic Documents</p>	<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"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files. • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>