



NSW GOVERNMENT
Department of Planning

Contact: Paula Tomkins
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Our ref: MP 07_0026
Your ref:
File: S07/00304/1

Mr Mark Spedding
Petrac Pty Ltd
PO Box 3910
SOUTH BRISBANE QLD 4101

Dear Mr Spedding

Pacific Pines Estate, Lennox Head - Concept Plan Application and Stage 1 Project Application (MP 07_0026)

The Department has received your application for the proposed Pacific Pines Estate, Lennox Head (Major project: MP 07_0026). The Minister authorised a concept plan to be lodged pursuant to S75M of the *Environmental Planning and Assessment Act 1979* ("the Act") on 3 May 2007.

The Director General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the project for a Concept Plan and Stage 1 Project Application 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;
- 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.

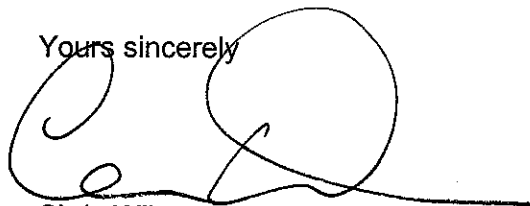
Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. 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 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 Paula Tomkins on (02) 9228 6397 or via email to paula.tomkins@planning.nsw.gov.au.

Yours sincerely



18.5.07

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*

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| Application number |
| 07_0026 |
| Project |
| <p>Concept Plan application for the Pacific Pines Estate, Lennox Heads consisting of:</p> <ul style="list-style-type: none"> • subdivision; • a residential community providing around 435 residential sites and 200 unit seniors housing community; • retail precinct; and • neighbourhood centre/ facilities. <p>Project application for Stage 1 subdivision creating approximately 30 residential lots and a 'super lot plan' creating sites for a seniors housing community and a neighbourhood commercial centre.</p> |
| Location |
| Lot 234 DP 1104071, Hutley Drive, Lennox Heads |
| Proponent |
| Petrac Pty Ltd |
| Date issued |
| 18 May 2007 |
| Expiry date |
| 2 years from date of issue |
| General Requirements |
| <p>The Environmental Assessment (EA) for the Concept and 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"> • any development options; • 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 including constraints mapping 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. 5. Identify whether the proposal will impact on any matters of national environmental significance and be considered a controlled action under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>. 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.

PART A: Key Issues for the Concept Plan Application

The EA for the **Concept Plan Application** 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 relevant Regional Strategy (including draft Regional Strategies).

2. Structure Plan – Land Uses, Subdivision and Urban Design

- 2.1 Provide a Structure Plan for the site that identifies location of indicative landuses, densities, road and open space networks, residential development, senior's housing development, town/neighbourhood centres and protection of areas of environmental significance. The Structure Plan is to include:
 - (a) consideration of the site's context, topography, opportunities and constraints;
 - (b) identification of areas capable of achieving more intensive land uses, that provide increased housing supply and choices and promote social and economic development;
 - (c) details of potential building envelopes, built form and design quality controls and the means for implementing them; and
 - (d) identification of any inconsistencies with the Ballina LEP 1987, relevant DCPs and policies in relation to key planning controls, including the Senior's Living SEPP.
- 2.2 Consideration of the integration and compatibility of the proposed land uses (eg residential properties, senior's housing, town centres, retail/ commercial precinct, open space and environmental protection areas) and potential impacts such as access arrangements for each use, traffic, buffers, density controls; suitability of the proposed development with the surrounding area and visual impacts in the context of adjoining and surrounding development and from all publicly accessible areas.
- 2.3 Consideration of the cumulative impacts of development in the North Creek precinct and identification of mitigation measures such as setbacks and buffer zones;
- 2.4 Consideration of the interface between the proposed neighbourhood centre and residential areas, including mitigation measures to mitigate noise, traffic and other potential conflict issues.
- 2.5 Outline the extent and specifications for filling of land, if proposed.
- 2.6 Demonstrate the consistency of the proposal with the *Coastal Design Guidelines for NSW*, *NSW Coastal Policy 1997*, *SEPP 71 – Coastal Protection*, the *Mid North Coast Regional Strategy* and any Ballina Council DCP or policy.
- 2.7 Outline the long-term management and maintenance of any areas of open space or conservation including ownership and control, management and maintenance funding, public access, revegetation and rehabilitation works and bushfire management.

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| 3. Visual Impact | |
| 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. |
| 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. 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. |
| 5. Traffic and Access | |
| 5.1 | Prepare a Traffic Concept Plan in accordance with Table 2.1 of the RTAs <i>Guide to Traffic Generating Development</i> and Ballina Council's Strategic Plan and Road Hierarchy Plan. |
| 5.2 | Provide an assessment on the proposed road layout for the development addressing the following concerns: <ul style="list-style-type: none"> (a) provision for a suitable location for the potential link road to Henderson Farm and Ross Lane that minimises future cumulative impacts and provides suitable buffers to fish and fish habitat, particularly within the SEPP 14 area and the North Creek Nature Reserve; (b) the potential impacts of Hutley Drive southern link on the SEPP 14 wetlands. |
| 6. Hazard Management and Mitigation | |
| <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). Include an assessment of the impacts of climate change and likely sea level rise on the flooding regime of the site. |
| 6.6 | Consider the potential impacts of any filling on the flood regime of the site and adjacent lands. |

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| Mosquito Management | |
| 6.7 | Address the potential impacts of nearby known and suspected mosquito breeding areas for future residents of the development. Include consideration of Chapter 11 of Council's Combined DCP. |
| 7. Water Cycle Management | |
| 7.1 | Address and outline measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles which addresses impacts on the surrounding environment, drainage and water quality controls for the catchment, and erosion and sedimentation controls at construction and operational stages. Address the ability of the nearby waterway system (North Creek Nature Reserve, North Creek and Richmond River) to accommodate the nutrient/ pollutant load that will enter the system. |
| 7.2 | Ensure that the development is consistent with any relevant Statement of Joint Intent established by the Healthy Rivers Commissions and the River Flow and Water Quality Objectives. |
| 7.3 | Assess the impacts of the proposal on surface and groundwater hydrology and quality during both construction and occupation of the site. Consideration should be given to flood prone areas; the impact on wetlands, riparian zones, and other important habitat areas and the need for buffers to protect environmentally sensitive lands. |
| 7.4 | Address concept drainage and stormwater management issues arising from the development. This should include: <ul style="list-style-type: none"> (a) demonstrating that drainage and stormwater runoff will not have a significant impact on the surrounding environments downstream of the development (especially water, wetlands, and important habitat areas); (b) demonstrating that there is no net increase in nutrient loads entering the waterways mentioned above; (c) details of the proposed stormwater treatment system such as gross pollutant traps, stormwater detention ponds and swales including their locations and capacities; (d) maintenance of stormwater control systems and an associated management plan; (e) integration of the proposal with the existing Water Quality Control Pond (f) demonstrating consistency with Ballina Council's DCP 13 - Stormwater Management; and (g) the identification of any on-site treatment of stormwater and waste water, including recycling, Water Sensitive Urban Design, the need to incorporate dual use reticulation, and drainage infrastructure |
| 8. Heritage and Archaeology | |
| 8.1 | 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). |
| 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. |
| 9. Flora and Fauna | |
| 9.1 | Conduct and document a comprehensive field survey in accordance with the draft Guideline for Threatened Species Assessment. Outline potential impacts on aquatic and terrestrial flora and fauna and their habitats (within the meaning of the Threatened |

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| | Species Conservation Act 1995 and the Fisheries Management Act 1994), including the SEPP 26 littoral rainforest, Ballina Nature Reserve and SEPP 14 wetland areas, and identify consistency with the document Policy and Guidelines Aquatic Habitat Management and Fish Conservation 1999. Provide measures for their conservation and mitigation, where relevant. |
| 9.2 | Provide a design and management plan providing details of the small creek located to the north-western side of the site which is to be rehabilitated and natural channel design principles and meanders, riparian vegetation and where appropriate, pools and riffles, be adopted. |
| 9.3 | Address the proposed road crossings of this watercourse to ensure appropriate fish passage ensuring compliance with the NSW Fisheries document Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings. |
| 9.4 | Identify and map proposed buffer zones surrounding aquatic habitats and waterways on the site. Identify key environmental assets that are being protected and outline how these assets are to be protected during the construction and operational phase of the development. |
| 9.5 | Provide a description of the proposed treatment of any ecological buffers, including interaction with the proposed landuses, asset protection zones, stormwater structures, extent of proposed environmental restoration and enhancement works. |
| 9.6 | Outline measures for the conservation of any existing wildlife corridor values and/or connective importance of any vegetation on the subject land. In particular, address the fragmentation of the major north-south green corridor that was approved in the master plan. |
| 9.7 | Address impacts on migratory species, RAMSAR wetlands and species listed under Section 18 and 18A of the EPBC Act. |
| 10. Noise | |
| 10.1 | Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures. |
| 11. Future Demographics | |
| 11.1 | Identify the likely future community to occupy the site and forecast the community services and facilities required. This Report should: <ul style="list-style-type: none"> (a) identify the likely demographics and community context after analysing and considering similar development within the region; (b) provide an analysis of demographic projections; (c) identify existing facilities and services and the projected demand the development will have on them, as well as any other implications that might arise; (d) detail strategies and actions to satisfy the future demands for facilities and to mitigate any impacts on existing facilities and services required for the development; and (e) identify future facilities and services that will be required as a result of the development |
| 12. Development Staging | |
| 12.1 | Identify staging of the development and demonstrate that land supply and demand will be released in an orderly and coordinated manner and will occur in conjunction with associated facilities and services. |
| 13. Off-site Impacts | |
| 13.1 | Demonstrate that the development will not have any adverse impacts on adjoining lands. This is to include consideration of adjacent land uses, water quality, water quantity, erosion, sedimentation, fire management, fencing, and access. |

PART B: Key Issues for the Project Application for Stage 1 Subdivision

The EA for the **Project Application** must address the following key issues:

1. Compliance with Requirements for the Concept Plan

- 1.1 The Environmental Assessment must demonstrate consistency with all DGRs detailed above in Part A, and the following additional matters.

2. Subdivision Layout, Desired Future Character and Sustainability

- 2.1 Demonstrate the consistency of the proposal with the character of existing development in the locality in terms of street frontage, scale, building envelopes and future built form controls, aesthetics, energy and water efficiency and safety.
- 2.2 Provide details of potential building envelopes, built form and design quality controls and means for implementing them.
- 2.3 Assess the consistency of the subdivision with any relevant DCP or policy of Ballina Council.
- 2.4 Demonstrate the consistency of the proposed subdivision design and layout with the *Coastal Design Guidelines for NSW*, *NSW Coastal Policy 1997* and *SEPP 71 – Coastal Protection*.
- 2.5 Identify the type of subdivision proposed across the site ie. community, Torrens, strata.
- 2.6 Provide details of any staging that demonstrates the lots will be released in an orderly and coordinated manner.
- 2.7 Outline the long-term management and maintenance of any areas of open space or conservation including ownership and control, management and maintenance funding, public access, revegetation and rehabilitation works and bushfire management.

3. Infrastructure Provision

- 3.1 Identify staging, if any, of infrastructure works.
- 3.2 Address and provide the scope of any planning agreement and/or developer contributions with Council/ Government agencies.

4. Water Management

- 4.1 Address the management of stormwater including, but not limited to:
- (a) The proposed stormwater discharge points from the site;
 - (b) Measures to ensure compliance of road runoff quality with Ballina Council's DCP 13 – Stormwater Management; and
 - (c) Potential impacts of the proposal on stormwater within the drainage swale.

5. Traffic and Access

- 5.1 Prepare a Traffic Plan in accordance with Table 2.1 of the RTA's Guide to Traffic Generating Developments.

6. Hazard Management and Mitigation

Bushfire

- 6.1 Address the requirements of Planning for Bush Fire Protection 2006 (RFS).

Geotechnical

- 6.2 Provide an assessment of any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations that address these limitations.

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| 7. Earthworks and filling | |
| 7.1 | Provide a detailed survey showing existing and proposed levels and quantities of fill, if required. |
| 7.2 | Where relevant, provide details of the source of fill including types of material and soils. |
| 8. Heritage and Archaeology | |
| 8.1 | 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). |
| 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. |
| 9. Flora and Fauna | |
| 9.1 | 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. |
| 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 impacts on migratory species, RAMSAR wetlands and species listed under Section 18 and 18A of the EPBC Act. |
| 10. Noise | |
| 10.1 | Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures. |
| Consultation | |
| <p>You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:</p> <p>(a) <i>Agencies or other authorities:</i></p> <ul style="list-style-type: none"> • Ballina Shire Council; • Department of Environment and Conservation; • Department of Primary Industries; • NSW Rural Fire Service; • Department of Natural Resources; and • NSW Roads and Traffic Authority. <p>(b) <i>Public:</i></p> <p>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.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p> | |
| Deemed Refusal Period | |
| 120 days | |

Attachment 2

Plans and Documents to accompany the Application

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| <p>Plans and Documents of the development</p> | <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 Concept Plan 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. 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. 4. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> • 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. The Subdivision Concept plans (where relevant) are to show the following:- <ul style="list-style-type: none"> • General dimensions of proposed and/or existing allotments; • Location of all structures proposed and retained on site; • North point; • Name of the road fronting the site; • Title showing the description of the land with lot and DP numbers etc; • Vegetation retention; • Access points; and • Type of subdivision proposed (Torrens, strata and/or community title). 7. The shadow diagrams (where relevant) for developments comprising |
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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.

8. **Other plans** including (where relevant):

- **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).

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

1. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
2. Detailed **Subdivision layout plans** to illustrate the following:-
 - Location of all structures both proposed and retained on site;
 - North point;
 - Dimensions of proposed and/or existing allotments;
 - North point;
 - Name of the road fronting the site and other surrounding major roads;
 - Cross sections of roads, including gradients, widths, road names, footpaths etc.
 - Access points;
 - Title showing the description of the land with lot and DP numbers etc;
 - Type of subdivision proposed (Torrens, strata and/or community title).
 - Vegetation retention;
 - Any easements, covenants or other restrictions either existing or proposed on the site;
3. **Stormwater Plan** - illustrating the plan for stormwater management of 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.
4. **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;
5. **Landscape Plan** – plan or drawing that shows the 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);
6. **Waste Management Plan** – where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated

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| | <p>including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided;</p> <p>7. 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.</p> |
| Specialist advice | <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"> • Flora and Fauna; • 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. |
| Documents to be submitted | <ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment; • 10 sets of architectural and landscape plans to scale, including 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 | <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> |

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 |
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| Biodiversity | |
| Flora and Fauna | Draft Guideline for assessment of impacts on Threatened Species under Part 3A (Department of Planning 2005) |
| Fish and Aquatic Ecosystems | Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003) |
| | Threatened Species Management Manual (NPWS, 1998) |
| Coastal Planning | |
| | 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) |
| Bushfire | |
| | Planning for Bushfire Protection 2001 (NSW Rural Fire Service) |
| Contamination of Land | |
| | Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460) |
| Environmental Management Systems | |
| | NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC) |
| | Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004) |
| Heritage | |
| Aboriginal | Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A (Planning 2005) |
| Non-Indigenous | Assessing Heritage Significance Update for Heritage Manual (Heritage Office, 2000) |
| | NSW Heritage Manual (NSW Heritage Office, 1996) |
| Noise | |
| | 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 |
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| Rehabilitation | Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book" |
| Safety and Hazards | Electrical Safety Guidelines (Integral Energy) |
| Soils | Acid Sulfate Soil Manual (ASSMAC) Contaminated Sites: Sampling Design Guidelines (EPA, 1999) |
| Traffic & Transport | Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03) |
| Urban Design: Cycleway/Pathway Design | Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR) |
| Water | Water quality guidelines for the protection of aquatic ecosystems for upland rivers. (ANZECC, 2000) |
| Floodplain | NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005) |
| Groundwater | NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2) |
| Stormwater | Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book" |
| Waterways | Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines) |