

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 <i>Coastal Design Guidelines for NSW</i> , <i>NSW Coastal Policy 1997</i> and <i>SEPP 71 – Coastal Protection</i> .
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: <ul style="list-style-type: none"> (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	
<i>Bushfire</i>	
6.1	Address the requirements of Planning for Bush Fire Protection 2006 (RFS).
<i>Geotechnical</i>	
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.

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

<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

	<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>