NSW GOVERNMENT
Department of Planning

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Phone: 9228 6106
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Our ref: 06_0135
Your ref:
File: 9042763

Mr Patrick Kwok Leong Pang
Shaolin Temple Foundation (Aust) Ltd
c/o Ms Audrey Thomas
Conybeare Morrison International P/L
PO Box A866
SYDNEY SOUTH NSW 1235

Dear Ms Thomas

Subject: Mixed Tourist, Residential and Commercial Project - Comberton Grange Road, Comberton Grange, South Nowra, Shoalhaven local government area, 06_0135

The Department recently issued Director-General's Environmental Assessment Requirements (DGRs) for the above site, dated 16 July 2008.

Following the issue of DGRs, the Department has received additional response from a number of government agencies. As such, please find amended DGRs with amendments highlighted in italics and underlined. These requirements supersede previously issued DGRs.

The amended Director-General's Environmental Assessment Requirements (DGRs) for the environmental assessment (EA) of the concept plan are at **Attachment 1**. The DGRs have been prepared in consultation with relevant government agencies, including Shoalhaven City Council.

Attachment 2 lists the relevant plans and documents which will be required upon submission of your proposal.

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.

If the EA is not exhibited within 2 years of the date of issue of these requirements, you should consult further with the Director-General in relation to the preparation of the EA.

Please contact the Department at least two weeks before you propose to submit the EA for the project to determine:

- the fees applicable to the application. Note that you will need to provide a signed statement from a Quantity Surveyor to verify the capital investment value of the project;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the EA that will be required.

A list of some relevant technical and policy guidelines which may assist in the preparation of the EA are attached at **Attachment 3**.

Prior to exhibition, the Department will review the EA to determine if it adequately addresses the DGRs. The Department may consult with other relevant government agencies in making its

decision. If the Director-General considers the EA inadequately addresses the DGRs, he may require the proponent to revise the EA to address additional matters.

Following this review period, the EA will be made publicly available for a minimum period of 30 days.

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 and 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 the Environment, Water, Heritage and the Arts 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.

Please note that under section 75U of the Act, Part 3A applications do not require certain permits/approvals required under other legislation. These matters are assessed as part of the Part 3A process. For example, Section 87 permits and Section 90 consents under the *National Parks and Wildlife Act 1974* are not required for Part 3A applications. Section 75U applies from the date of issue of the DGRs.

Notwithstanding, the Department still requires an equivalent level of information within the EA as would ordinarily be required for the issue of any such permit/approval to enable an assessment of the relevant works. Please notify the Department should any sub-surface testing be required during the preparation of your EA.

Copies of responses from additional government agencies (provided after the issue of the original DGRs) 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 Paulina Hon on 9228 6106 or email paulina.hon@planning.nsw.gov.au.

Yours sincerely

4.9.08

Chris Wilson
Executive Director,
Major Project Assessments
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
06_0135
Project
Concept Plan Application - Mixed tourist, residential and commercial development comprising: Buddhist temple sanctuary; kung-fu academy; agricultural and herbal farm; 500 bed 4 star hotel with ancillary room for staff accommodation (up to 30 rooms); up to 300 dwellings (self-contained independent living villas/adaptable housing for the aged; detached and medium density residential developments); retail, commercial, professional and community services; and 27 hole golf course and associated clubhouse.
Location
Lot 1 DP725955, Lot 1 DP550098, Lot 4 DP63405, and Lots 59, 60 and 61 of DP 755928, Comberton Grange Road, Comberton Grange, South Nowra, Shoalhaven local government area.
Proponent
Conybeare Morrison International Pty Ltd (on behalf of Shaolin Temple Foundation (Australia) Ltd)
Date issued
16 July 2008 (reissued 11 September 2008)
General requirements

The Environmental Assessment (EA) for the **Concept Plan** must include:

1. An executive summary;
2. An outline of the scope of the project including:
   - 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. Consideration of the consistency of the project with the objects of the *Environmental Planning and Assessment Act 1979*.
6. Consideration of impacts, if any, on matters of National Environmental Significance under the *Environment Protection and Biodiversity Conservation Act 1999*;
7. 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;
8. The plans and documents outlined in **Attachment 2**;
9. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and
10. An assessment of the key issues specified below and a table outlining how those key issues have been addressed.

Key Issues	
1. Strategic Planning	
1.1	Justify the proposal with reference to relevant local, regional and State planning strategies, including the draft Local Environmental Plan to amend the zoning of the site. Provide justification for any inconsistencies with the planning strategies.

1.2	Demonstrate consistency with the recommendations of the *South Coast Sensitive Urban Lands Review* for the subject site and as outlined in Appendix 2 of the *South Coast Regional Strategy*.
1.3	Demonstrate consistency with the Sustainability Criteria (Appendix A1) set out in the *South Coast Regional Strategy*.
2. Urban Design, Layout and Future Character	
2.1	Demonstrate the suitability of the proposal with the surrounding area in relation to bulk, scale, amenity (including noise), visual amenity, aesthetics, energy and water efficiency and safety.
2.2	Discuss the desired future urban form including: public domain/built form interface, building envelopes, building heights, floor space ratios and other design controls.
2.3	Demonstrate consistency of the proposal with the *Coastal Design Guidelines of NSW* 2003, *NSW Coastal Policy 1997,* and *State Environmental Planning Policy 71 – Coastal Protection*.
2.4	Outline the long-term management and maintenance of any areas of open space, including ownership and control, management and maintenance funding, public access, and revegetation and rehabilitation works.
2.5	Demonstrate that future residential buildings will be capable of complying with *State Environmental Planning Policy 65 - Design Quality of Residential Flat Development* and *Building Sustainability Index (BASIX)*.
2.6	Demonstrate the 'self-contained independent living/adaptable housing for the aged' component of the proposal complies with the objectives of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.*
2.7	Provide details of any staging that demonstrates the development will be released in an orderly and coordinated manner, with the tourist component being the dominant use.
3. Visual Impact	
3.1	Address the visual impact of the proposal in the context of surrounding development and relevant mitigation measures, particularly, foreshore amenity, overshadowing of public reserves, loss of views from public places, and cumulative impacts. Provide visual aids such as scale model and photomontages to demonstrate visual impacts. Address amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas.
4. Ownership of the Project	
4.1	Identify the type of ownership arrangements proposed across the site (e.g. leasehold arrangement), having regard to the recommendations of the *South Coast Regional Strategy*.
5. Infrastructure Provision	
5.1	Address existing capacity and requirements of the development for sewerage (including effluent reuse or wastewater recycling), water (including the use of farm dams), electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.
5.2	Address and provide the likely scope of any planning agreements and/or development contributions with Council/ Government agencies (including relevant community/state infrastructure contributions).
6. Socio-economic Impacts	
6.1	Provide a social impact assessment for the development. Address the social and economic context of the development (for both the tourist and residential components) in terms of infrastructure requirements, public transport, community services and facilities (including schools and medical services).
6.2	*Provision of affordable housing should be considered and included into the development, where appropriate.*

7. Traffic and Access	
7.1	Prepare a traffic impact study in accordance with Table 2.1 of the RTA's *Guide to Traffic Generating Developments*, based on the maximum development potential for the site, which addresses the following matters: • Access to and within the site (note: consideration should be made to having all access to the site via only one road, either Forest Road or Comberton Grange Road); • Need for junction upgrades. Appropriate intersection analysis (for junctions of the Princes Highway with Comberton Grange Road/ Forest Road) should be undertaken using SIDRA to determine projected traffic growth for the next 10 years with and without the development; and AM and PM peak volumes and recreation peak volumes. • Identify road infrastructure required to ameliorate the impacts of the development at the junctions of the Princes Highway with Comberton Grange Road and Forest Road. Consideration should be given to the junctions of the Princes Highway with Parma Road and BTU Road. A concept plan of any proposed treatments should be provided and include property boundaries. (Note: suitable agreement with affected property owners will be required where treatments are located outside of the road reserve). • Capacity of the road network to safely and efficiently cater for the additional traffic generated; • Servicing and parking arrangements. *Prepare a parking needs study which investigates parking demand generated by each component of the proposed development;* • Connectivity to existing developments; • Impact on public transport (including school bus routes); and • Provision of access for pedestrians and cyclists to, through and within the site.
8. Hazard Management and Mitigation	
Contamination	
8.1	Provide a Preliminary Contamination Assessment, identifying any contamination on site and appropriate mitigation measures in accordance with the provisions of *SEPP 55 – Remediation of Land.*
Acid Sulfate Soils	
8.2	Identify the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures. Identify the need for an Acid Sulfate Management Plan (prepared in accordance with ASSMAC Guidelines).
Bushfire	
8.3	Address the requirements of *Planning for Bush Fire Protection 2006* (RFS).
Geotechnical	
8.4	Provide a detailed assessment of any geotechnical limitations that may occur on the site and, if necessary, appropriate design considerations addressing the limitations
Flooding	
8.5	*Prepare a site specific flood study in accordance with Shoalhaven City Council's Flood Risk Management Policy and Development Control Plan No. 106 – Floodplain Management. The study should include, but not be limited to, the identification of the 10 year Annual Recurrence Interval (ARI), 100 year ARI, and Probable Maximum Flood (PMF) extent associated with the Currambene Creek and Georges Creek. The study is to include the identification of floodways, flood storage and flood fringe areas along with a determination of high and low hazards areas as defined by the NSW Floodplain Development Manual 2005. The study should reference flood levels outlined in Council's Currambene Creek and Moona Moona Creek Flood Studies.*
8.6	Assess the potential impacts of sea level rise and an increase in rainfall intensity on the flood regime of the site and adjacent lands with consideration of *Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007).*

9. Water Cycle Management and Water Quality	
9.1	*Prepare an Integrated Water Cycle Management Strategy for the overall development which considers water supply, sewage, stormwater and catchment management interactions of the urban water cycle issues.*
9.2	*Address stormwater management, based on Water Sensitive Urban Design principles, which addresses impacts on the surrounding environment, drainage/on-site detention and water quality controls for the catchment, and erosion and sedimentation controls at construction and operational stages.*
9.3	Assess the impacts of the proposal on surface and groundwater hydrology and quality during both construction and occupation of the site. Demonstrate adequate protection of receiving waters, including SEPP 14 Wetlands and groundwater aquifers.
10. Flora and Fauna	
10.1	Assess the potential impacts (both direct and indirect) of the development on flora and fauna taking into consideration impacts on any threatened species, populations, ecological communities and/or critical habitat, groundwater dependent ecosystems, and any relevant recovery plan in accordance with DECC's draft *Guidelines for Threatened Species Assessment* (2005). Provide measures for the conservation of flora and fauna, where relevant.
10.2	Outline measures for the conservation and long term management of existing wildlife corridors and the connective importance of any vegetation on the subject land. Potential for the re-establishment of corridors down drainage lines to wetlands and Currambene Creek should be explored.
10.3	Demonstrate suitable riparian corridor management and appropriate corridor widths/buffering between the development and adjacent waterways/drainage lines or SEPP 14 wetlands in accordance with DECC's stream classification system.
10.4	Investigate the opportunity to permanently conserve the eastern portion of the site (east of the existing quarry and including the SEPP 14 wetland in the southern portion of the site).
11. Heritage and Archaeology	
11.1	Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. The assessment must address the information and consultation requirements of the draft *Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (*DEC 2005*)* and *Interim Community Consultation Requirements for Applicants* (DEC 2004). The cultural heritage assessment should include areas not previously surveyed including the former pine plantation
11.2	Identify any items of non-indigenous heritage significance and, where relevant, provide measures for the conservation of such items. A Heritage Assessment of the non-indigenous heritage values of the site is to be submitted, including any built, archaeological, landscape and moveable items of potential significance. A draft Statement of Heritage Impact is to be submitted detailing and evaluating any impacts that the development concept would have on the non-indigenous heritage significance of the site.
12. Noise	
12.1	Address potential noise impacts (existing and proposed) on the development, in particular, from road traffic noise, *quarry operations* and aircraft noise (Note: the site is located beneath the flight corridor between the HMAS Albatross and the Jervis Bay Training Area). Appropriate mitigation measures to ameliorate noise impacts should be addressed.
13. Mineral Resources	
13.1	Assess the viability of the existing dolerite and sandstone mineral resources. Ensure appropriate buffers between the resource areas and any proposed residential development.
14. Agriculture	
14.1	Address the suitability for the portion of the site that is classified as 'Class 3' Agricultural land (located in the western portion of the site to the north of Currambene Creek) to be maintained for agricultural purposes.
15. Native Vegetation	
15.1	*Assess proposed native vegetation clearing with consideration of potential impacts and, if applicable, provide details of an offset strategy or other suitable mitigation measures to ensure that there is no net loss of native vegetation values.*

Consultation

You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:

(a) *Agencies or other authorities:*

- Shoalhaven City Council;
- Department of Environment and Climate Change;
- Department of Lands;
- Department of Primary Industries;
- Department of Water and Energy;
- Roads and Traffic Authority;
- NSW Rural Fire Service;
- Southern Rivers Catchment Management Authority;
- Heritage Council of NSW;
- Jervis Bay Marine Park Authority;
- Commonwealth Department of Defence;
- Department of Education and Training;
- NSW Health;
- NSW Police Service;
- Shoalhaven Water;
- Integral Energy;
- State Emergency Service;
- Department of State and Regional Development;
- Tourism NSW; and
- Relevant Local Aboriginal Land Council/s and other Aboriginal community groups.

(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

120 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 and relevant documents must 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. All levels to be AHD; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • the Mean High Water Mark (MHWM) (to ensure that possible encroachments are avoided). **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.** **Conceptual Layout Plans** are to be drawn to scale and illustrate the following general features: • 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; • Location of any existing building envelopes or structures on the land; • Location of all structures proposed and retained on site; • Proposed dwelling types; • Location of proposed public open space; • Public domain works, proposed communal facilities and servicing points; • Indicative building heights shown as building envelopes in elevation, significant level changes; • FSR, building separations and setbacks; • Parking and vehicular access arrangements; • Pedestrian access to, through and within the site; • Location and details of all proposed roads and footpaths; • 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 development; • 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; and • Type of ownership proposed for the tourist and residential components of the development. 6. ***Stormwater Concept Plan*** *- plan showing concept for stormwater management from the site and must include details of any major overland flow paths through the site and any drainage/discharge points to the street drainage system. Site discharge calculations should be provided. Treatment methods to be used to maintain water quality must be identified. Where an on-site detention system is required, the type and location must be shown, be integrated with the proposed landscape design and have consideration for mosquito management. On-site detention for all storm events up to and including the 1:100 ARI to pre development levels (including supporting calculations) shall be provided;* 7. ***Flood Extent Plan*** *– drawing showing floodways, flood storage, flood extents, high hazard and low hazard areas for the 10 year ARI, 100 year ARI and PMF; as well as peak flood levels for the 10 year ARI, 100 year ARI and PMF at critical cross sections across the proposed development site;* 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); 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; 11. **View analysis** – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.
Specialist advice	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants in relation to issues including, the following: • Flora and Fauna; • Bushfire; • Landscaping; • Aboriginal Archaeology and non-indigenous heritage; • Geotechnical and/or hydrogeological (groundwater); • Stormwater/drainage and Flood Management; • Urban Design/Architectural; • Traffic and Access; • Contamination; • Acid Sulfate Soils; • Social and Economic Impact; • Mineral Resources; • Agriculture; and • Noise.
Documents to be submitted	• Both hard copy and electronic versions of the Environmental Assessment will be required to be submitted. Please contact the Department prior to submitting your Environmental Assessment to determine how many copies will be required. • If the Environmental Assessment is bulky, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
Electronic	Electronic documents presented to the Department for publication via the

Documents	Internet must satisfy the following criteria:- • All files should be approximately 5 Mb. Large files of more than 5 Mb will need to be broken down and supplied as different files.

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
Biodiversity	
Flora and Fauna	Draft Guidelines for Threatened Species Assessment (DEC & DPI, 2005)
	Draft Threatened Biodiversity Survey and Assessment Guidelines (DEC, 2004)
	Threatened Species, Populations and Ecological Communities of NSW Catchments (http://www.threatenedspecies.environment.nsw.gov.au)
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.
Bushfire	
	Planning for Bushfire Protection 2006, NSW Rural Fire Service
Coastal Planning	
	NSW Coastal Policy 1997 - A Sustainable Future for the New South Wales Coast (NSW Government1997)
	Coastal Design Guidelines for NSW (PlanningNSW, February 2003)
	NSW Wetlands Management Policy (DLWC, March 1996)
Community Consultation	
	Guidelines For Major Project Community Consultation, (NSW Department of Planning, 2007) http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20GuideMajProjComConsult%20BRO.pdf
Contamination and Soils	
	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Best Practice in Contaminated Sites, Commonwealth DEH, 1999, ISBN 0 642 546460.
	Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites, (EPA, 1997)
	Contaminated Sites – Guidelines for the NSW Site Auditor Scheme, (EPA 1998)
	Contaminated Sites: Sampling Design Guidelines, EPA, 1999.
	Acid Sulfate Soil Manual, NSW Acid Sulfate Soil Management Advisory Committee (ASSMAC),1998.
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 Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC July 2005)

Aspect	Policy /Methodology
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
Non-Indigenous	Assessing Heritage Significance Update for Heritage Manual, NSW Heritage Office, 2000
	Statements of Heritage Impact, NSW Heritage Office 2002
	NSW Heritage Manual, NSW Heritage Office 1996
Noise	
	NSW Industrial Noise Policy, DEC, 2000
	Environmental Criteria for Road Traffic Noise, EPA, 1999
	Acoustics - Road traffic noise intrusion - Building siting and construction, Standards Australia, 1989, AS 3671-1989.
	Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, 2000, AS 2021-2000.
Safety and Hazards	
	Electrical Safety Guidelines (Integral Energy)
Traffic and Transport	
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
	Guide to Traffic Generating Developments (RTA, 2002)
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	Water quality guidelines for the protection of aquatic ecosystems for upland rivers, (ANZECC, 2000).
	Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
Water Management Structures/ Dams	Harvestable rights and the calculation of Maximum Harvestable Right Dam Capacity: Farm Dams Assessment Guide, DWE. (http://www.naturalresources.nsw.gov.au/water/farm_dams/index.shtml)
Effluent Reuse	Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land, DIPNR, 2005.
	Floodplain Risk Management Guideline – Practical Consideration of Climate Change, (DECC 2007)
Groundwater	NSW Groundwater Policy Framework Document – General (DLWC 2000)
	NSW State Groundwater Quality Protection Policy (DLWC 1998)
	NSW Groundwater Dependent Ecosystem Policy (DLWC 2000)
Rivers and Estuaries	NSW State Rivers and Estuaries Policy (DLWC 1993)
Wetlands	NSW Wetlands Management Policy (DLWC 2000)
Stormwater	Managing Urban Stormwater: Soils & Construction, NSW Landcom, March 2004.
Waterways	Waterways Crossing Design & Construction, Version 4 – DIPNR/DNR Draft Guidelines.

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

The following comprises additional agency responses which were provided after the issue of the original Director-General's Environmental Assessment Requirements (dated 16 July 2008) including:

- Shoalhaven City Council
- Southern Rivers Catchment Management Authority
- Department of Lands
- Integral Energy
- Department of Education and Training
- Department of Defence
- Department of Primary Industries

City Administrative Centre
Bridge Road, Nowra NSW Australia 2541
Phone: (02) 4429 3111 • Fax: (02) 4422 1816 • DX 5323 Nowra
Address all correspondence to
The General Manager, PO Box 42, Nowra NSW Australia 2541

COUNCIL REFERENCE: 3A08/1008
CONTACT PERSON: Andrew Lissenden
YOUR REF: MP 06_0135

URBAN ASSESSMENTS
RECEIVED
30 JUL 2008

15th July 2008

Major Project Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Jane Flanagan

Dear Jane

MP No. 06_0135
(Request for provision of key issues and assessment requirements – Shaolin Tourist Residential Development Proposal, Comberton Grange)

I refer to your letter received by Council on 24 June 2008 concerning the abovementioned matter and wish to advise that Shoalhaven City Council has reviewed the submitted application and associated information that has been provided. As a consequence, Council wishes to advise that a preliminary assessment of the information supplied has raised the attached 'Key issues and Assessment Requirements'.

If you need further information about this matter, please contact Andrew Lissenden, Senior Development Planner on 4429 3383. Please quote Council's reference 3A08/1008.

Yours faithfully

Robert Russell
Development Manager
Development & Environmental Services Group

MAJOR PROJECT APPLICATION MP 06_0135
KEY ISSUES AND ASSESSMENT REQUIREMENTS
(COMMENTS FROM SHOALHAVEN CITY COUNCIL)

SHAOLIN TOURIST RESIDENTIAL DEVELOPMENT PROPOSAL, COMBERTON GRANGE

PROPERTY:	Lot 1 DP 725955, Lot 1 DP 550098, Lot 4 DP 63405, Lot 59, 60 and 61 DP 755928.
PROPOSAL:	Development of a Shaolin Village comprising: o Buddhist Temple Sanctuary complex with convention centre and cultural centre; o Kung-Fu Academy for up to 500 students with residential accommodation; o Agricultural and herbal farm; o 500 bed 4 star hotel with ancillary rooms for staff accommodation; o Up to 300 dwellings (mixture of adaptable, detached and medium density); o Retail, commercial, professional and community service centre; o 27 hole golf course and associated clubhouse (optional).
OWNER:	Shoalhaven City Council
PROPONENT:	Shaolin Temple Foundation (Australia Ltd)

DEPARTMENT OF PLANNING REFERENCE: MP06_0135

SHOALHAVEN CITY COUNCIL REFERENCE: 3A08/1008

CONTENTS

ATTACHMENTS

KEY ISSUES AND ASSESSMENT REQUIREMENTS

Shoalhaven City Council has undertaken a review of the preliminary environmental assessment provided. The following provides comments on the preliminary environmental assessment and a summary of the key issues and assessment requirements that Shoalhaven City Council considers should be included in the Director-General's Environmental Assessment Requirements:

1. Strategy/Planning Issues

General Comments:

- The proposal needs to address consistency with the following strategic planning documents:
  - South Coast Regional Strategy
  - Sensitive Urban Lands Review Panel Findings
  - Jervis Bay Settlement Strategy
  - Jervis Bay REP.

- Provision of an affordable housing component should be considered and included where appropriate.
- Due to the isolated location of the site, provision of a bus service linking the site with Nowra/Bomaderry should be effectively considered.
- The subject site is an environmentally sensitive area. Part of Currambene Creek is a sanctuary zone within the Jervis Bay Marine Park, and as such, the proposal should demonstrate and ensure nil or beneficial impact on water quality.
- Any amendment to Shoalhaven Local Environmental Plan 1985, via Clause75 of the Environmental Planning & Assessment Act, 1979, to allow the proposed development should be worded to allow a generic cultural/tourist/recreational facility rather than a specific proposed development. This will ensure that the land can be used for similar tourist/cultural purposes if the proposal were to be discontinued, significantly amended, withdrawn or refused. Consideration should also be had in any rezoning to allow ancillary uses within the eastern portion of the site that may be required as part of the development (i.e. meditation areas, quiet sanctuary spaces etc).
- The continued and future mining operations of the quarry must be considered by the proposal (Clause 35 of Shoalhaven Local Environmental Plan 1985). The buffer to the quarry as shown on the Masterplan (Drawing No. 07062 SK 080227-1) appears to be represented incorrectly and should be amended to reflect the buffer as gazetted on the Shoalhaven Local Environmental Plan 1985 Maps.
- A portion of the subject site is identified as 'prime crop and pasture land' (Class 3) on the 'Agricultural Land Classification Maps'.

- Consideration needs to be had for the impact of adjoining land uses on the submitted concept proposal (e.g. operational impacts from the adjoining State Forest).
- Further investigations are required to confirm that there are no crown reservations adjoining the waterways.

Recommendations

a) The proposal must demonstrate consistency with the recommendations for the site contained in the South Coast Regional Strategy. Any inconsistencies must be identified, explained and justified.
b) The proposal must demonstrate consistency with the recommendations for the site contained in the South Coast Sensitive Urban Lands Review. Any inconsistencies must be identified, explained and justified.
c) Justification for the proposal must be provided with reference to applicable requirements contained in State, Regional and local Strategic Directions (both statutory and non-statutory, as well as drafts) including, but not limited to the following:
    - State Environmental Planning Policy (Major Projects) 2005;
    - State Environmental Planning Policy (Infrastructure) 2007;
    - State Environmental Planning Policy No. 14 – Coastal Wetlands;
    - State Environmental Planning Policy No. 44 – Koala Habitat Protection;
    - State Environmental Planning Policy No. 55 – Remediation of Land;
    - State Environmental Planning Policy No. 71 – Coastal Protection;
    - State Environmental Planning Policy (Seniors Living) 2004
    - South Coast Regional Strategy;
    - Jervis Bay Settlement Strategy;
    - Jervis Bay Regional Environmental Plan – proposed development to be consistent with clauses (i.e. habitat corridors located on the subject land);
    - NSW Coastal Policy;
    - Shoalhaven Local Environmental Plan 1985 – in particular Clauses 2, 9, 14, 15, 20G, 21, 22, 23, 25, 26, 27, 28, 29, 33 and 35A;
    - Development Control Plan No. 18 (Car Parking Code);
    - Development Control Plan No. 82 (A Signage Strategy);
    - Development Control Plan No. 93 (Controls for Waste Minimisation and Management);
    - Development Control Plan No.106 (Floodplain Management);
    - Shoalhaven City Council Section 94 Contribution Plan (as amended); and
    - Council Policy Book (Page 459) which discusses the proposed Currambene Creek crossing. However this project is not currently an active strategic planning project for Shoalhaven City Council.
    - Any other relevant provisions contained within both statutory and non-statutory planning policies

Any inconsistencies must be identified, explained and justified.

d) The proposal must provide justification for amending the zoning of the site to permit the proposed development.
e) The social and economic impacts of the development must be assessed, identified, considered and any adverse impacts ameliorated, otherwise the concept should be amended accordingly.
f) The assessment requirements should include performance standards for improve or maintain of the water quality of Currambene Creek and the surrounding environment.
g) Council's GIS mapping identifies that the site is land of ecological sensitivity and contains potential Endangered Ecological Communities and SEPP 14 wetlands land that is in a sensitive coastal location. The proposal must demonstrate that the ecologically sensitive and pristine natural features will be improved or maintained.
h) The design of buildings and the temple must demonstrate that they are consistent with the site's natural surroundings and scenic landscape qualities. The proposed design should aim for minimum scenic impact. Any significant impact on the landscape should be avoided by careful siting of the location of buildings such as the temple, and the sensitive and appropriate use of natural coloured building materials and vegetative screening.
i) The proposal must demonstrate that continued and future mining operations of the quarry will not be sterilized or limited by the proposal.

2. Traffic, Car Parking and Access Issues

General Comments:

- Traffic Impacts: Insufficient information regarding each element of the development has been provided as part of the submitted Preliminary Environmental Assessment. Accordingly, the following comments are <u>preliminary and pending submission of a traffic impact study which must be prepared and submitted for assessment</u>.

  <u>Analysis of Highway Capacity:</u>

  Recent analysis of the SH1/Forest Road intersection under a range of conditions indicates that there is very limited capacity to absorb increases in right turn traffic movements onto/off the Princes Highway from Forest Road (movements East > North). The right turn out is the critical movement.

  A similar situation exists at Comberton Grange Road, albeit with lower traffic volumes, however for safety reasons the Roads and Traffic Authority (RTA) are currently banning turn movements at Comberton Grange Road/Princes Highway intersection as part of the current scope of works at Falls Creek.

Following the recent upgrade to Forest Road (now sealed full length), the RTA has recently constructed interim seagull treatment at the intersection Princes Highway/Forest Road to improve the safety of the right turn out (constructed to lower standard than RTA guidelines, however accepted as interim safety improvement), and RTA have advised Council that they intend to realign BTU Road to the north and construct sea gull junctions to RTA standards at BTU Road and Forest Road.

These types of junctions have limited capacity and it is considered that the sea gull junction at Forest Road / Princes Highway has some spare capacity to accommodate background traffic growth in the eastern villages, however **DOES NOT** have the capacity to accommodate the Shaolin temple development.

Traffic Distribution and Road / Intersection Upgrade Requirements Anticipated based on Preliminary Assessment

The development concept shows development closer to Comberton Grange Road, however based on current and predicted traffic patterns it could be expected that approximately 70% traffic would have origin / destination to the north, approx 15% to the east, and approx 15% to the south.

It has been estimated based on the description of the development proposed, that the ultimate development could generate some 15,000 vehicle movements per day.

Based on the above ratio of distribution, this would generate some 12,750 daily vehicle movements to/from the north of the development, and some 2,250 daily vehicle movements to/from the south of the development.

AUSTROADS Capacity manual provides as general guide for two lane two way rural roads that less than 8,000 daily vehicle movements is required to maintain Level of Service C (reasonable traffic flow and safety conditions).

Accordingly, two possible access roads should be assessed between the development and Forest Road, and one access road planned for south connection to Comberton Grange Road, noting that Comberton Grange Road / Highway will be left in / left out at the Highway.

Refer Attachments A and B to this report for additional information in relation to potential access and road improvements, however it is generally expected that the development would investigate the need for the following access and road improvements:

i) Three possible access points if traffic generation justifies :
   - o A northern access point generally as identified in Attachments A & B
   - o An eastern access point as identified in Attachments A & B
   - o A southern access point generally as identified in Attachments A & B and as proposed

ii) A non-mountable roundabout at the intersection of Forest Road with northern access point (two approach lanes on each leg, one circulating lane)

iii) A fully channelised intersection at the intersection of Forest Road with eastern access point (i.e. including right turn bay and left turn bay)
iv) Four lanes on Forest Road between the northern access point and the Highway
v) Appropriate traffic treatment on the Princes Highway at Forest Road
vi) No upgrade to Princes Highway/Comberton Grange Road (i.e. to be maintained as left in / left out).

- Car Parking/Site Servicing: The internal access areas, driveways and car parking areas on site should be designed, constructed, line marked and signposted in accordance with Council and Australian Standards (i.e. Development Control Plan No.18 (DCP 18) and AS 2890.1) with details to be provided as part of any application. Minimum Car parking space dimensions shall be in accordance with Australian Standards AS2890.1- Table 1.1.

  Where a specific numerical standard for car parking provision is not provided for in Council's DCP 18, a parking needs study shall be undertaken which investigates parking demand generated by that component of the proposed development. Consideration should also be had for car parking demand generated by the development (i.e. each component) upon it being fully operational and when demand is greatest (peak holiday season). This needing to consider car parking for employees (including contractors/casual staff visiting site at peak times), parking for larger vehicles (including cars towing caravans and boats), service vehicles, delivery areas and loading bays etc. Provision shall be made to accommodate all parking on-site.
- The traffic impact study and development masterplan once prepared should be referred to the Road and Traffic Authorities Regional Development Committee for consideration and comment.
- A formal road reservation has not yet been created to allow access from Forest Road. Agreement has been reached with State Forests of NSW (the affected land owners) to acquire the land required for this access. Attachment C contains additional details on the land to be acquired/access.

Recommendations:

a) A Traffic Impact Study must be prepared in accordance with RTA guidelines and taking into account the following:

   - Provision of more detail regarding the individual elements of the proposal;
   - The preliminary comments of Shoalhaven City Council's Traffic Unit (i.e. this report including Attachments A & B);
   - Provide sufficient evidence to justify all external works proposed. Traffic modelling analysis will form part of the applicant's justification for external works;
   - Current surveys of traffic volumes and traffic patterns on the regional network surrounding the development site;

- Traffic generation and distribution from the development including seasonal assessment;
- Traffic impacts of the development including seasonal assessment (require scenarios that include base flow scenario – same time of year as surveys, adjustment of demand flows to equivalent AADT, and adjustment of demand flows to equivalent 120th HH);
- Traffic impacts of the development must not be limited to the immediate surrounds of the development but extend to assess the regional traffic impacts of the development;
- Number of access points and all road and intersection upgrade requirements;
- Internal layout including clear hierarchy of roads and identification of the internal road network designed to accommodate the operational requirements for public transport including 14.5m rigid buses;
- Internal pedestrian and cyclist infrastructure to be designed to encourage walking and cycling. Pathways and safe crossing points to be provided. A pedestrian/cyclist management plan is to be prepared;
- The development is likely to generate external cyclist demands, and accordingly infrastructure must be identified and designed to encourage safe efficient walking and cycling in accordance with guidelines (on road cycleway acceptable);
- Development of a servicing and waste management plan, including identification of largest design vehicle, identify design vehicle routes, and demonstrate those routes will accommodate the operational requirements of those vehicles;
- Preparation of concept layouts for all external works including all road and intersection upgrades

b) A parking needs study should be undertaken which investigates parking demand generated by each component of the proposed development. The study should investigate minimum parking requirements created upon development being fully operational and when demand is greatest (peak holiday season). The study shall also consider number of full time employees, number of contractors/casual staff visiting site at peak times, parking for larger vehicles, service vehicles, delivery areas and loading bays etc. Provision shall be made to accommodate all parking on-site.

3. Section 94 Contribution Issues

General Comments:

- The proposal will be subject to the provisions of Council's contributions plan in force at the time consent is determined. Council is of the belief that there will be a number of impacts during construction and operation of the proposed facility. The proposal will generate demand for public infrastructure and facilities, and it is expected that the assessment of demand will be informed by traffic, social and economic impact analyses of the proposal.

Council's policy on Voluntary Planning Agreements is also of relevance. In this regard, a Section 93 Planning Agreement should be considered to ensure that the required infrastructure works are undertaken in line with the development progressing. It is Council's belief that this issue should be addressed and resolved prior to the determination of this application.

Recommendations:

a) Discussions/negotiations should be had with Council prior to the application's determination so as to identify what works are required (e.g. road infrastructure upgrading etc).

4. Stormwater Issues

General Comments:

- Measures for the collection/control of stormwater should be outlined in detail. This needing to address how the adjoining lands (in particular Currambene Creek and Georges Creek) are to be protected from any pollution and runoff during the construction and operation of the proposed development (i.e. each component).
- The development should provide for Water Sensitive Urban Design (WSUD) principles having regard to nutrient/pollutant loads in stormwater runoff from developed areas being maintained equal to or less than those of the undeveloped site.
- Storm water design and quality control measures (post development) need to be provided. Measures should ensure collection of stormwater from all hard surfaces (including off roads) is clear of debris and pollutants prior to discharge from site so as not to adversely impact on any water body and/or adjoining land.
- Stormwater quality devices shall be incorporated into the stormwater design. The design shall include, but not be limited to the following:

    - The applicant is required to provide engineering details including calculations (having regard for the total development site area), plans specifications and maintenance programs for a permanent stormwater quality device(s) to collect pollutants that will be generated post development. Pollutants will include litter, floatable debris, organic debris, course sediments, suspended solids, road grit and oil;
    - Stormwater run off from the development site shall be provided such that the discharge from the site for design storm events up to and including the 100 year average recurrence interval does not exceed the capacity of existing stormwater infrastructure. The applicant shall submit a design with associated hydraulic information investigating existing catchment characteristics, flow paths, tributaries, discharge areas etc and demonstrate how collection and disposal of stormwater run-off from all impervious surfaces can be conveyed without having adverse impacts on the surrounding environment;

- The storm water treatment device(s) shall have a performance criteria in excess of 90% of litter, floatable debris, organic debris, course sediments, suspended solids, road grit), grit and oil of gross stormwater pollutants;
- The proposed device shall be sized to ensure the hydraulic capacity and pollutant storage capacity shall be considered for the developed site catchment area.

- The development should provide for onsite detention to maintain stormwater discharge for all storm events up to and including the 1:100 ARI to pre development levels.
- All stormwater design should be in accordance with Council's requirements (i.e. Development Control Plan 100).
- All constructed drainage systems including onsite detention, stormwater quality improvement and WSUD devices are to remain in private ownership.
- Stormwater designs should be provided with life cycle costs for ongoing maintenance including expected age to decommissioning and reconstruction.
- Re-use of stormwater and roof water.

Recommendations:

a) A Stormwater Management Plan should be prepared which:

- Provides concept designs for the collection of stormwater from all hard surfaces;
- Provides onsite detention for all storm events up to and including the 1:100 ARI to pre development levels (this including supporting calculations)
- Identifies drainage and discharge points;
- Identifies treatment methods to be used to maintain water quality (i.e. clear of debris and pollutants prior to discharge) having regard for the requirements as outlined above;
- Details on how runoff water from the golf course will be managed (i.e. fertilisers and pesticides);
- Details on how mosquitoes will be managed (in relation to on-site stormwater detention).

5. Threatened Species Issues

General Comments:

- The submitted information describes the subject site as containing approximately 200ha cleared grazing land, a former pine plantation site containing *plantation remnants, native forest regrowth as well as mature eucalypts,* with other areas (dry sclerophyll and riparian vegetation) potentially containing habitat for a range of fauna.
- In relation to information on *Site Flora* and *Site Fauna* (sections 2.8 and 2.9 respectively), the proposal/application has been put together using out-dated data (see specific comments below) with new species likely to have been added to relevant schedules of the *NSW Threatened Species Conservation* and *Commonwealth Environment Protection & Biodiversity Conservation Acts* since the studies cited in the application.

- Under 2.8.2 (*Threatened Flora Species)* the application cites a report by Kevin Mills & Associates from 2001 to claim *"cleared land of the study area"* contains no threatened or other significant flora species. It is noted that the proposed development will impact upon a larger area than that already cleared. In this regard, there is no mention of targeted surveys for threatened flora species in other areas of the site.
- Under 2.9.2 (*Threatened Fauna Species),* the application only mentions six fauna species listed under the *Commonwealth Environment Protection & Biodiversity Conservation Act* with no reference to species listed under the *NSW Threatened Species Conservation Act.* The site fauna description identifies numerous habitats (and a wildlife corridor) on the site and the potential for a range of fauna to exist on the site.

Recommendations:

a) The environmental assessment in relation to the impact on threatened species must include the results of recent targeted surveys for all (State and Commonwealth listed) threatened fauna and flora species likely to occur on the site based on a current habitat assessment by a suitably qualified and experienced environmental consultant with expertise in the fields of both flora and fauna ecology. Targeted surveys for threatened flora species must include surveys at times when known local populations of terrestrial orchids are observed to be flowering.
b) All existing vegetation mapping should be ground-truthed to ensure the accuracy of mapped vegetation community boundaries and the identification of endangered ecological communities on-site.
c) The area of survey (for flora, fauna, and vegetation communities) must include all areas of the site to be directly and indirectly impacted by the proposal and be defined on site plans.
d) The environmental assessment must comply with the methodologies and techniques as described in Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (Working Draft) November 2004 by the NSW Department of Environment and Conservation (now Environment and Climate Change).

6. Water/Sewer Issues

General Comments:

- Insufficient information regarding each element of the development has been provided as part of the submitted Preliminary Environmental Assessment to allow a more detailed assessment to be undertaken.
- The site does not currently have direct access to sewer/water infrastructure.
- Based on the development's proposed components, it has been estimated that the loading on the water supply and sewerage systems will be in the order of 500 ET's for water supply and potentially a higher ET loading on the sewerage systems. The table below provides a summary.

Item	Quantity	Unit	Rate/ET	Total ET's
Buddhist Temple	1		Estimate	10
Convention Centre	1500	People	1/100 persons	15
Amphitheatre	1000	People	1/100 persons	10
Kung-Fu Academy	500	Students	1/6 students	83.33
Hotel	500	rooms	0.25/room	125
Hotel – staff	30	rooms	0.25/room (estimated)	7.5
Aged Living – Self care	150 (assumed)	dwellings	0.6/dwelling (estimated)	90
Residential	150 (assumed)	dwelling	0.8/dwelling (estimated)	120
Small retail, commercial, professional & community services	1000 (assumed)	m2	1 per 200m2	5
Golf course				Unknown
Clubhouse for 200 persons	500	m2	1 / 100m2	5
TOTAL				**470.83 estimated**

A full assessment of the ET loading will be undertaken when detailed plans are submitted.

- A number of additional studies specifically in relation to water supply, sewerage services and reclaimed water services will need to be undertaken prior to the development as proposed being considered. As part of any future development of the site the applicant will need to apply under Section 305 of Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 for a Certificate of Compliance from Shoalhaven Water. Relevant conditions/requirements, including monetary contributions (where applicable) under the Water Management Act 2000, will be detailed on a 'Development Application Notice' issued by Shoalhaven Water in conjunction with any approval for a development.
- It should be noted that this development may have considerable impact on Shoalhaven Water's infrastructure and it is strongly recommended that further discussions be had with Shoalhaven Water's Development Unit during the preparation of the application.

Recommendations:

a) An Integrated Water Cycle Management (IWCM) shall be prepared. In this regard, the applicant is required to:

   - Prepare an integrated water cycle management strategy for the overall development. This report should consider water supply, sewage, stormwater and catchment management interactions of urban water cycle issues. The report will aid in the identification and development of management strategies for urban water cycle management.

b) A Water Supply Strategy shall be prepared. In this regard, the applicant is required to:

- Undertake hydraulic assessment of the existing trunk water supply system to determine if spare capacity exists after taking into consideration all planned growth for the city over the next 30 years. A report shall be prepared and submitted to Shoalhaven Water for assessment and determination.
- Prepare a strategy on how and when water supply will be made available to the proposed development subject to the outcomes of the above report. The report shall cover matters on (but not limited to) the sizing of the reticulation system, necessary service reservoirs, trunk mains, and water pumping stations. A report shall be prepared and submitted to Shoalhaven Water for assessment and determination.

c) A Sewerage Services Strategy shall be prepared. In this regard, the applicant is required to:

- To undertake hydraulic assessment of the existing Callala Wastewater Treatment Plant to determine if spare capacity exists after taking into consideration all planned growth for the city over the next 30 years.
  A report shall be prepared and submitted to Shoalhaven Water for assessment and determination. The applicant is advised to liaise with NSW Department of Commerce who have been involved with the assessment of the Callala Sewage Treatment Plant.
- Prepare a sewerage servicing strategy on how and when sewer services will be made available to the proposed development subject to the outcomes of the above report. The report shall cover matters on (but not limited to) the type of system to be proposed (gravity, pressure or combination of both), necessary reticulation system sizes, configuration, transportation system (sewage pumping station/s and rising main/s), etc. This report shall be submitted to Shoalhaven Water for assessment and determination.

d) A Reclaimed Water Services Strategy shall be prepared. In this regard, the applicant is required to:

- Undertake hydraulic assessment of the existing Reclaimed Water Management Scheme to determine if spare capacity exists after taking into consideration all planned growth for the city over the next 30 years. A report shall be prepared and submitted to Shoalhaven Water for assessment and determination.
- Prepare a sewer servicing strategy on how and when reclaimed water services will be made available to the proposed development subject to the outcomes of the above report. The report shall cover matters on (but not limited to) the type of system to be proposed (gravity, pressure or combination of both), necessary reticulation system sizes, configuration, transportation system (pumping station/s and rising main/s), etc. This report shall be submitted to Shoalhaven Water for assessment and determination

7. Noise Issues

General Comments:

- The southern portion of the site is affected by noise associated with aircraft movements from HMAS Albatross. Any development of the subject land should ensure that its potential to impact on the operations of HMAS Albatross (i.e. restriction of operations and training that can be undertaken) is assessed. The current numbers of aircraft (helicopters and fixed wing) that impact upon this site may increase over time.
- Shoalhaven City Council values the presence and contribution of the Australian Defence Force in the local community as it is directly responsible for in excess of 2,000 employment positions.
- Consideration must also be given to noise generated from adjoining/adjacent land uses such as the existing quarrying activities on Lot 1 DP 725955 and the impact, if any, on the proposed facility. This including any expansion of quarrying operations that may be undertaken in the future.

Recommendation:

a) A noise impact assessment report prepared by a suitably qualified acoustic consultant prepared in accordance with the *NSW EPA Industrial Noise Policy* that assesses the impact of Naval Air Base operations (from HMAS Albatross Airfield), quarry operations and traffic noise (generated from the development and surrounding road network) on the proposed development in particular, on the proposed accommodation components of the development (e.g. hotel, residential, etc).

8. Waste Issues

General Comments:

- Having regard for the size of the development waste is an important issue. Any waste system must maximise resource recovery and outcomes as stated in the *NSW Waste Strategy* and Councils *Our Waste Strategy* and comply with the Waste Avoidance and Resource Recovery Act 2001.
- Main issues relate to construction waste (disposal of materials) and on going waste (resource recovery).
- The developer/applicant should contact private waste contractors and discuss the type of services they can offer to meet the requirements detailed above.

  The contacts for the private providers are:

  - CLEANAWAY - TBA
  - SITA - Tina Holden
  - JJ Richards/ Shoalhaven Recycling - Dave Warren

Recommendations

a) A detailed Waste Minimisation and Management Plan (WMMP) must be prepared. The WMMP must:

   - Address the issue of construction waste generated (green waste, soil, building materials). This including estimating quantities of waste material, disposal locations etc;
   - Address the issue of ongoing waste management including details on collection facilities, resource recovery, servicing;
   - Be prepared in accordance with the requirements of Development Control Plan No. 93 Amendment No. 1 and the Guidelines document.

b) Development of a management plan for the transportation and disposal of soil to be removed from the site.

c) The applicant should provide any procedures or guidelines which will be used to encourage or guide staff in the best practice to be used to maximise resource recovery.

9. Flooding Issues

General Comments:

- There is currently no floodplain risk management study and plan that has been completed for this area. As such, the proponent will be required to prepare a site specific flood study.

Recommendations:

a) A site specific flood study must be prepared. In this regard, the last sentence of Clause 5.6 of the Draft Director General's Assessment requirements should be deleted (i.e. the assessment should be .....Council). In its place, the following should be included:

   "The proponent will be required to prepare a site specific flood study under Council's Flood Risk Management Policy. The study should include, but not be limited to, the identification of the 10 year ARI, 100 year ARI, and PMF extent associated with the Currambene Creek and Georges Creek. The study is also to include the identification of floodways, flood storage and flood fringe areas along with a determination of high and low hazards areas as defined by the NSW Floodplain Development Manual 2005.

   Council will make available to the proponent the Currambene Creek and Moona Moona Creek Flood Studies reports which give information on flood levels along the Currambene Creek and on the Georges Creek downstream of the development site.

The proponent is to provide a detailed assessment showing how the proposed development satisfies the requirements of Shoalhaven City Council's Development Control Plan No. 106 and in particular, the Planning Matrix at Schedule 6.

or

The proponent is to provide a detailed assessment showing how the proposed development satisfies the requirements of Shoalhaven City Council's Flood Risk Management Policy and in particular, Schedule 4."

10. Bushfire Issues

General Comments:

- The proposal will require a Bushfire Safety Authority under s91 of the EP&A Act and s100b of the RF Act. As such, the proposed bushfire protective measures will be assessed and approved by the NSW RFS.

Recommendations:

a) The proposal must address the requirements of *Planning for Bushfire Protection 2006* (RFS).

11. Building Issues

a) Compliance with Building Code of Australia and Disability Discrimination Act.

12. Other Issues

- Social and Economic Impact Statement: A Social and Economic Impact Statement investigating the demand/market for the proposed development (i.e. hotel, residential dwellings etc) and the likely social and economic impacts (both positive and negative) of the proposal for the local community and wider region.
- Safer by Design Crime Risk Evaluation: An assessment of the proposal having regard for safer by design principles should be undertaken by a suitably qualified professional.
- Building Design/Visual Impact. In this regard, the 'design quality principles' of State Environmental Planning Policy No.65 should be used as a guide for the whole development and should be achieved. The visual impact of the development needs to be quantified from relevant points (i.e. Princes Highway, Forest Road etc). In this regard a visual impact assessment/analysis should be undertaken. This to include a photographic assessment (i.e. a photographic montage of the proposed works from relevant points)
- Contamination: A Stage 1, Preliminary Site investigation for potentially contaminated soil should be undertaken. This being prepared in accordance with the *NSW EPA Guidelines for Consultants Reporting on Contaminated Sites.*

- Acid Sulfate Soils: An Acid Sulfate Soil Assessment Report and associated Management Plan (if required) should be prepared. The report should include an assessment of soils to be disturbed. Acid sulfate soil testing shall be consistent with the DEC's *Environmental Guideline Assessing and Managing Acid Sulfate Soil* and the *Acid Sulfate Soil Manual*. Should testing indicate that any potential or actual acid sulfate soils may be disturbed during the construction of the project the applicant shall prepare an Acid Sulfate Soil Management Plan. This to be prepared in accordance with the guidance provided in the Acid Sulfate Soil Manual and detail measures to be implemented in relation to the management and handling of any potential or actual acid sulphate soils.
- Ecological Sustainable Development: Details on how the principles of ecologically sustainable development have been incorporated into the design of the proposed development including minimisation of energy (use of natural light & ventilation, passive solar), waste, water and greenhouse emissions (including consideration of construction materials).
- Heritage: The subject land contains a heritage item (on Lot 1 DP 550098 – Comberton Grange Homestead/Dairy Farm Complex) land is adjacent to another heritage item (on Lot 101 DP 755928 – lone grave of Thomas Speechly). As such, a Heritage Impact Statement should be prepared that considers the impact of the proposed development on the heritage significance of these items.
- Access to Currambene/Georges Creek: Details should be provided on how it is proposed to manage the informal and formal access to the creek (e.g. impact from vehicles).
- Establishment of a riparian vegetation buffer: A 40 metre (minimum) riparian buffer from the centre line of the creek should be established along Georges Creek to protect the ecology and health of the creek ecosystem and water quality.
- Aboriginal Cultural Heritage: A survey should be provided for those areas to be impacted upon by the proposed development (e.g. developed areas and those areas affected by Bushfire Asset Protection Zones or impacted upon by service provisions).
- Nutrient Impacts: Consideration needs to be given to the potential nutrient impacts from the golf course component of the proposed development and measures that can be implemented to mitigate these impacts and ensure a nil impact upon water quality.
- Existing services: The developer or his agent must check that the proposed works are not affected by any Council, Integral Energy, telecommunications, gas service or other services. Any required alterations to services will be at the developer's expense. Full details of the alignment and levels of all services shall be shown on the engineering plans.
- Dedication of land: The South Coast Regional Strategy indicates that "*the eastern portion of the site (east of the quarry) should be added to the Jervis Bay National Park*". Figure 9 within the strategy talks of "dedication" which is not the agreed position. If this land is to be transferred into the ownership of the National Parks and Wildlife Service then, it should be purchased under the Just Terms Compensation Act and compulsory acquisition.

- Erosion and Sediment Control: An Erosion and Sediment Control Plan (for each stage of construction if staged) that has been prepared in accordance with *Managing Urban Stormwater: Soils and Construction, Landcom, 4th Edition, 2004.*
- Climate Change: As the subject land is partially identified as being flood liable, the potential affect of future climate change should be considered, in particular potential changes to flooding regime and foreshore erosion.
- Lighting: The potential for night time lighting and the resultant light spill needs to be addressed specifically with reference to the operations of the Department of Defence.
- Additional details to that should be included in Attachment 2 of the Draft Director Generals Assessment Requirements: The following additional points should be included within Clause 1:

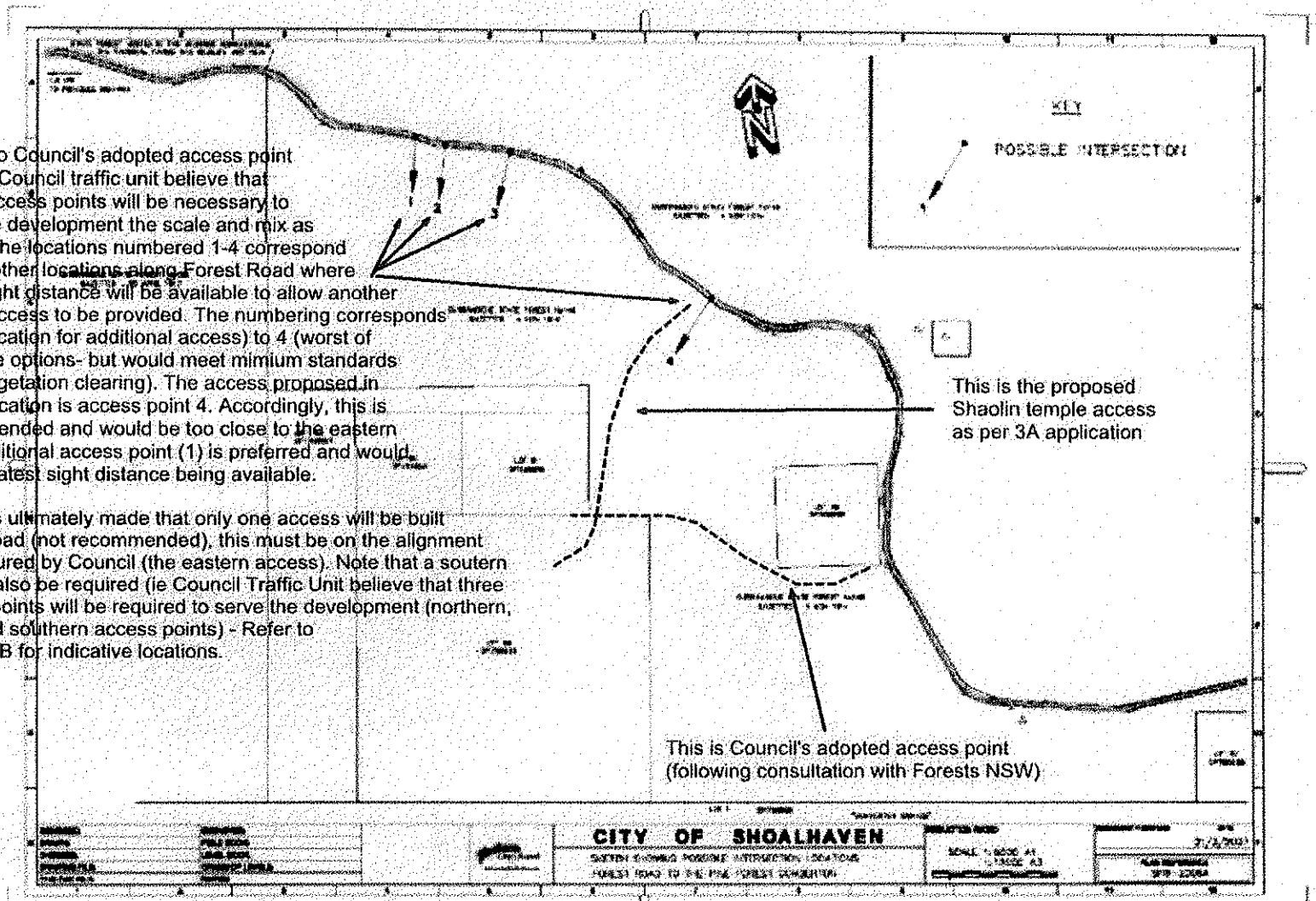
    - The Floodways, flood storage, flood extents, high hazard and low hazard areas for the 10 year ARI, 100 year ARI and PMF;
    - The peak flood levels for the 10 year ARI, 100 year ARI and PMF at critical cross sections across the proposed development site;
    - The Floor levels of all buildings to AHD; and
    - All levels to be AHD.

Robert Russell
Development Manager
Development & Environmental Services

NORTHERN ACCESS OPTIONS

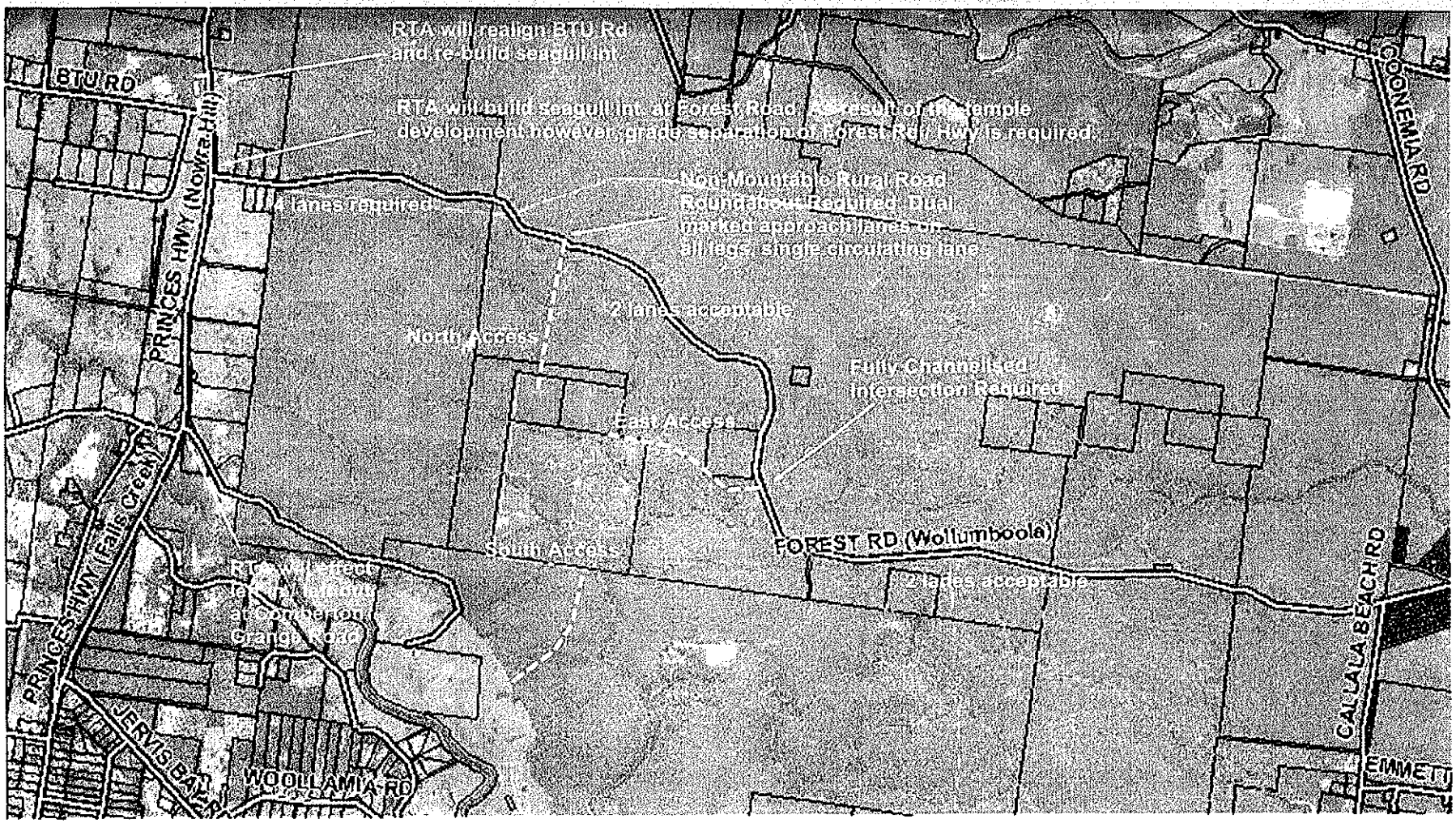
In addition to Council's adopted access point to the east, Council traffic unit believe that additional access points will be necessary to accomodate development the scale and mix as proposed. The locations numbered 1-4 correspond to the only other locations along Forest Road where sufficient sight distance will be available to allow another (northern) access to be provided. The numbering corresponds to 1 (best location for additional access) to 4 (worst of the available options- but would meet mimium standards following vegetation clearing). The access proposed in the 3A application is access point 4. Accordingly, this is not recommended and would be too close to the eastern access. Additional access point (1) is preferred and would result in greatest sight distance being available.

If decision is ultimately made that only one access will be built to Forest Road (not recommended), this must be on the alignment already secured by Council (the eastern access). Note that a soutern access will also be required (ie Council Traffic Unit believe that three (3) access points will be required to serve the development (northern, eastern, and southern access points) - Refer to Attachment B for indicative locations.



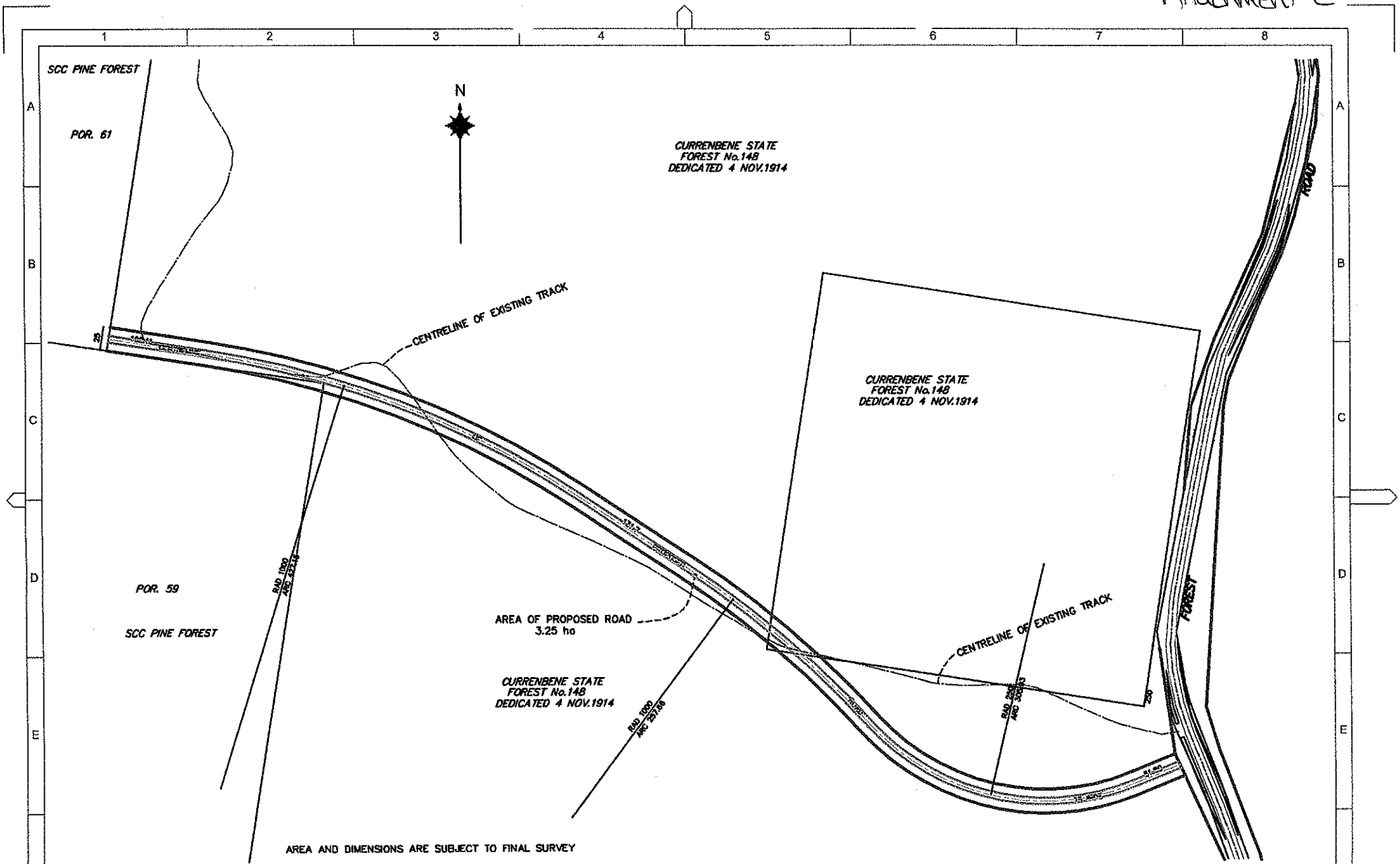
ATTACHMENT A

THREE ACCESS POINTS REQUIRED AS SHOWN, AND LIKELY ROAD AND INTERSECTION REQUIREMENTS AS SHOWN



ATTACHMENT B

Attachment C

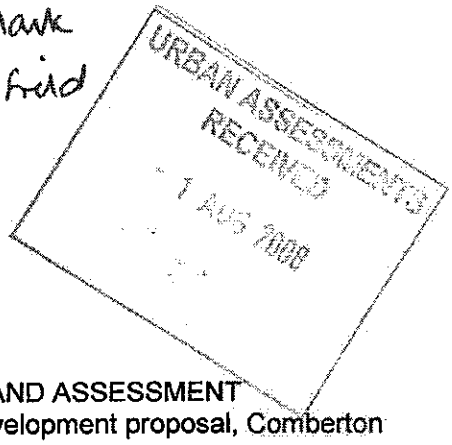


DESIGNED:	SURVEYED:	Shoalhaven City Council	CITY OF SHOALHAVEN
DRAWN: SR	FIELD BOOK:		SKETCH SHOWING PROPOSED ACCESS ROAD FROM FOREST ROAD TO SCC PINE FOREST
CHECKED:	LEVEL BOOK:		REDUCTION RATIO: A1 1:2000
DRAWING FILE:	ORIGIN OF LEVELS:		DIRECTOR CITY SERVICES: DATE: 31/10/2007
CIVILCAD FILE:	DATUM:		- PLAN REFERENCE - SR13-2007-10

Southern Rivers
CATCHMENT MANAGEMENT AUTHORITY

July 29 2008

Kellaw 1/8/08 To Mark Schofield



Department of Planning
Major Project Assessments/Strategic Sites and Urban Renewal
GPO Box 39
Sydney NSW 2001

Attention: Jane Flanagan

Re: REQUEST FOR PROVISION OF DETAILS ON KEY ISSUES AND ASSESSMENT REQUIREMENTS – MP 06_0135 – Shaolin Tourist Residential Development proposal, Comberton Grange

Dear Jane,

Southern Rivers Catchment Management Authority (SRCMA) is a consent authority under the Native Vegetation Act 2003 (NVA). The Native Vegetation Act primarily applies to rural and rural residential land.

The NVA incorporates an assessment methodology which aims to 'improve or maintain' native vegetation. This concept of 'improve or maintain' is assessed using a tool called PVP Developer. PVP Developer assesses the impact of the proposed clearing on water quality, threatened species, land and soil capability (including salinity) and biodiversity. The negative impact of clearing is 'offset' by areas that are managed for environmental purposes.
Whilst the NVA does not apply to Part 3A developments, the SRCMA suggests that the principles incorporated into the PVP Developer assessment represent 'best practice' in vegetation management. Therefore we suggest that the assessment requirements reflect those articulated in the Environmental Outcomes Assessment Methodology (EOAM) which underpins the PVP Developer. This methodology can be found at www.nativevegetation.nsw.gov.au

Clause 5.2.1 of the EOAM states; "Clearing of overcleared vegetation does not improve or maintain environmental outcomes for biodiversity. Overcleared vegetation is native vegetation that is not in low condition and is either:

1. within a Mitchell landscape that is >70% cleared; or
2. is a vegetation type that is >70% cleared; or
3. is an ecological community listed as critically endangered, endangered or vulnerable

under the Threatened Species Conservation Act 1995 (NSW) or the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth).

Clause 5.2.1 also states that offsets cannot be used to balance the impacts of clearing in these circumstances.

SRCMA strongly recommends the retention of the regional wildlife corridor, as identified in the Jervis Bay Regional Environmental Plan. This corridor provides a critical linkage maintaining connectivity in the northern section of the Shoalhaven LGA. The regional wildlife corridor, outside

Southern Rivers CMA CATCHMENT MANAGEMENT AUTHORITY
PO Box 309 (5 O'Keefe Avenue), Nowra NSW 2541
Phone (02) 4429 4444 Fax (02) 4429 4458
Email southern@cma.nsw.gov.au Website www.southern.cma.nsw.gov.au

of the area to be dedicated to the Jervis Bay National Park, should be zoned E2.

SRCMA supports the South Coast Sensitive Urban Lands Review recommendation of residential dwellings being limited to 300. The SRCMA does not support the zoning of "17 Future Expansion of residential Lots" as identified on the Masterplan.

The SRCMA recommends that the majority of the development should occur either in the already cleared areas or on the old plantation site. The amount of land in these areas is clearly adequate for the current proposal.

Best practice Water Sensitive Urban Design principles must be adhered to ensure that the SEPP 14 wetlands on site are not impacted. The zones E1 and E2 would be applicable for these sites.

The SRCMA's Catchment Action Plan (CAP) sets the direction for natural resource management in the region to 2016. The Catchment Targets within the CAP work toward meeting Statewide Targets set by the Natural Resources Commission, which in turn work toward the achievement of the NSW Government's State Plan. The Targets within the CAP cover five themes; Water, Biodiversity Community and Partnerships, Soil and Land Capability, Coastal and Marine. When reviewing the CAP it might be useful to consider the intents of the Catchment Targets rather than the Targets in isolation.

The targets within the CAP are supported by the South Coast Regional Strategy. The Southern Rivers Catchment Action Plan may be found at:

http://www.southern.cma.nsw.gov.au/publications.php#Catchment%20Action%20Plan

If you require further clarification of any of these issues please do not hesitate to contact Jason Carson on 4429 4446.

Yours Sincerely,

Chris Presland
Landscape Manager
Shoalhaven/Illawarra

PO Box 309 (5 O'Keefe Avenue), Nowra NSW 2541
Phone (02) 4429 4444 Fax (02) 4429 4458
Email southern@cma.nsw.gov.au Website www.southern.cma.nsw.gov.au

Department of Lands
Land Administration & Management
Property & Spatial Information

Heather Warton
Director Coastal Assessments
GPO Box 39
Sydney NSW 2001

5 O'Keefe Avenue (PO Box 309), Nowra NSW 2451
phone: 4428 9127
fax: 4421 2172
email: Grant.Merinuk@lands.nsw.gov.au
www.lands.nsw.gov.au

1st August 2008

Attention: Jane Flanagan

RE: REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND ASSESSMENT REQUIREMENTS – MP 06_0135 – SHOALIN TOURIST RESIDENTIAL DEVELOPMENT PROPOSAL COMBERTON GRANGE

Notification of Development

Thank you for your letter of notifying our Department of the planned development.

The proposal has been considered from the information you have provided and the Department has no objection to further consideration of the proposal by the Department of Planning.

It is noted that Crown Reserve 78755 under the management of Shoalhaven City Council for the purpose of Public Recreation runs along the northern and southern boundaries of Currambene Creek. The proponent should not allow any associated activities to negatively impact on the Crown land, including no significant disturbance to salt marshes and mangroves or areas of high cultural heritage value along the banks of Currambene Creek.

It is stressed that the issuing of this letter should not be regarded as the Department's approval of the development nor its consent to occupy the land prior to determination.

It is the proponents' responsibility to ensure that they obtain and adhere to all other agency's legislative requirements in regard to this proposal.

Yours sincerely

Grant Merinuk
Team Leader Environment
Crown Lands Division, Nowra
For and on behalf of the Minister for Lands

Paulina Hon - ENL0867 - Shaolin Tourist Residential Development, Comberton Grange Road, Comberton Grange

From: "Peter Freckelton" <Peter.Freckelton@integral.com.au>
To: <paulina.hon@planning.nsw.gov.au>
Date: 29/07/2008 16:05
Subject: ENL0867 - Shaolin Tourist Residential Development, Comberton Grange Road, Comberton Grange

NSW Department of Planning
GPO Box 39
Sydney NSW 2001
Paulina Hon
Ph (02) 9228 6106
Email paulina.hon@planning.nsw.gov.au

Paulina

Further to the Department of Planning's enquiry dated 23/6/2008 regarding provision of electrical supply to the proposed Shaolin Tourist Residential Development Proposal, Comberton Grange, this enquiry has been registered under reference number ENL0867, please quote this number for all future correspondence.

Based on the information detailed in the Department of Planning's enquiry, a preliminary assessment indicates the load for the proposed Shaolin Tourist Residential Development comprising a Buddhist Temple Sanctuary complex and convention centre; amphitheatre and cultural centre; Kung Fu Academy and associated agricultural and herbal farm; 500 bed 4-star hotel; 300 dwellings comprising adaptable, detached and medium density dwellings; residential accommodation for the Abbot and monks; commercial shopping and community centre; and an optional 27 hole golf course and associated club house to be 3.5MVA.

Integral Energy's existing distribution network has no capacity to supply the proposed development. To supply the proposed development a new 11kV underground cable feeder will be required to be developed from Integral Energy's South Nowra Zone Substation located adjacent to the Princes Highway (approximately 650m north of BTU Road), South Nowra.

The customer will be responsible for the installation and funding of the "Connection Assets" in accordance Integral Energy's Network Connection Contestable Works General Terms and Conditions and the IPART determination for capital contributions. The connection assets would include the new 11kV underground feeder from South Nowra Zone Substation.

A Level 3 Accredited Service Provider (refer Department of Fair Trading at www.fairtrading.nsw.gov.au) will need to be engaged by the customer to carry out the electrical network design. A Level 1 Accredited Service Provider (refer Department of Fair Trading at www.fairtrading.nsw.gov.au) will need to be engaged by the customer to carry

out electrical network construction of connection assets.

Please submit an Application for Connection of Load to Integral Energy prior to making any financial commitments or undertaking any works on site. Integral Energy advises that the application should be submitted at least 12 months prior to undertaking works on site.

The advice provided above is in response to an enquiry only and does not constitute a formal method of supply but an indication of the works required to make the connection.

Regards

Peter Freckelton
Contestable Projects Manager Central & Southern Region
Network Connections
Ph - 0403 343 228
Ph - (02) 4252 2970
Ph - 8 2970
Fax - (02) 4252 2892
Email - peter.freckelton@integral.com.au

****

****

ASSET MANAGEMENT DIRECTORATE

NEW SOUTH WALES
DEPARTMENT
OF EDUCATION
AND TRAINING

Early Childhood and Primary Education
Secondary Education
Technical and Further Education
Vocational Education and Training
Higher Education
Adult and Community Education

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

KLW
25/7/08 TO
Pauline Nu.

Our Ref: DOC 08/35593
Your Ref: MP06_0135

Dear Ms Warton,

Re: MP 06_0135 –Comberton Grange Road, South Nowra

I refer to your request for comments on key issues and assessment requirements relating to the proposed Shaolin Tourist Residential Development at Comberton Grange.

The Department of Education and Training notes that the development proposal includes residential development of up to 300 dwellings, comprising independent living villas and both detached and medium density residential dwellings. There is no requirement for additional educational sites arising from this proposal but there could be educational infrastructure impacts as a direct result of these proposed additional dwellings.

Given the atypical nature of the proposed residential component of this development, it is difficult to assess the demand for government schooling that would result. It is anticipated that secondary school students could be accommodated at Shoalhaven High School, while any demand for primary school places would require additional accommodation as the two local schools are small, rural schools with minimal facilities.

Thank you for the opportunity to comment on the proposals and resourcing implications of this development proposal. If you would like to discuss any aspect of this issue further, the contact officer is Alison Culpin, Senior Demographer (ph 9561 1002) or email alison.culpin@det.nsw.edu.au.

Yours sincerely

L Greenwood

Lesley Greenwood
Manager, Service Planning

23 July 08

• Levels 9 and 13, 55 Market Street • Sydney NSW 2000 • GPO Box 33 • Sydney NSW 2001 •
• telephone 02 9561 8000 • facsimile 02 9561 8438 • www.det.nsw.edu.au •

Australian Government
Department of Defence
Defence Support Group

LPSI/OUT/2008/100
2006/1151243/1

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

Dear Ms Warton

RE: REQUEST FOR PROVISION OF KEY ISSUES AND ASSESSMENT REQUIREMENTS – MP 06_0135- SHAOLIN TOURIST RESIDENTIAL DEVELOPMENT PROPOSAL, COMBERTON GRANGE

Thank you for sending the Part 3A Major Development Application (Application) for the abovementioned land to Department of Defence (Defence) for comment. It is understood that the application is for the proposed Shao Lin Temple tourist/residential complex in the vicinity of HMAS Albatross, approximately 10 kilometres south of Nowra, NSW.

As the Department of Planning is aware, Defence has a long history of association with the Shoalhaven community and owns a number of properties and facilities within the local government area. HMAS Albatross is an important Defence establishment and is the only airfield operated by the Royal Australian Navy (Navy) in Australia. It provides operational, training, engineering, administration and logistics support to Navy's helicopter squadrons. Operations at the Base are closely linked with the Jervis Bay Training Area and the Eastern Australian Exercise Area. HMAS Albatross employs over 1,300 full time staff and directly contributes over $277 million annually to the regional economy.

As announced in October 2007, the capability of HMAS Albatross will significantly increase with the introduction of the Australia Defence Force (ADF) Helicopter Aircrew Training System. The Helicopter Aircrew Training System is due to be delivered by 2013 and will see an increase of helicopter operations occurring along the flight corridor between HMAS Albatross and the Jervis Bay Training Area. It is possible that the Training System will also increase night flying training.

Helicopter activity may further increase as a result of replacing the Sea King aircraft and recently de-commissioned Sea Sprite helicopters. The replacement aircraft of these is currently being reviewed by Defence. It is expected that this will significantly increase helicopter operations at HMAS Albatross and surrounding areas, including the proposed site for the Shao Lin Temple.

Defence is concerned about the aircraft noise impacts that may affect the proposed Shao Lin Temple tourist and residential development. Defence wrote to the Shoalhaven City Council in

a letter dated 3 April 2008 (Refer to Attachment A) outlining aircraft noise concerns for the proposal. Defence also provided the Noise Assessment that was undertaken for the site (as detailed in Attachment A). This report concluded that a significant proportion of the Shao Lin Temple development site is within 70dB(A) contour and that planning conditions should be imposed to ameliorate the impact of aircraft noise on development. In particular, habitable buildings should be insulated against aircraft noise in accordance with the requirements of the Australia Standard 2021-2000 (AS2021-2000).

Defence does not object to the proposal provided that the conditions to attenuate development from aircraft noise are included in the Director-General's Environmental Assessment Requirements under Section 9 titled *'Noise'*. This will help reduce future land use conflict by ensuring that the proponent addresses the building requirements for attenuation in accordance with AS2021-2000. In addition, appropriate notations should be incorporated into planning certificates that may be issued under section 149 of the *NSW Environmental Planning and Assessment Act 1979.*

Should you wish to discuss the content of this submission further, please contact Ms Natasha Davies, Assistant Director, Land Planning on (02) 6266 8186 or alternatively via email on Natasha.Davies@defence.gov.au.

Yours sincerely

John Kerwan
Director, Land Planning and Spatial Information
Department of Defence
Innovation Centre, Brindabella Park
BP3-1-A052
CANBERRA ACT 2600

11 July 2008

Cc: CO HMAS Albatross
DS-S/WS

ATTACHMENT A

Australian Government
Department of Defence
Defence Support Group

LPSI/OUT/2008/29

2006/1151243/1

The General Manager
Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Attn: Gordon Clark
Strategy Planning Manager

Dear Sir/Madam

RE: SECTION 62 CONSULTATION DRAFT LOCAL ENVIRONMENTAL PLAN NO. LP 398 – SHAOLIN TEMPLE, COMBERTON GRANGE, COMBERTON (YOUR REFERENCE: 36840)

Thank you for referring the abovementioned Local Environmental Plan (LEP) Amendment to the Department of Defence (Defence) for comment. Defence understands that the LEP will facilitate the development of the proposed Shaolin Temple tourist/residential complex in the vicinity of *HMAS* Albatross, approximately 10 kilometres to the south of Nowra, NSW.

As Council will be aware, Defence has a long history of association with the Shoalhaven community and owns a number of properties and facilities within the local government area. HMAS Albatross is an important Defence establishment and is the only airfield operated by the Royal Australian Navy (Navy). It provides operational, training, engineering, administration and logistics support to Navy's helicopter squadrons. Operations at the Base are closely linked with the Jervis Bay Training Area and the Eastern Australian Exercise Area. HMAS Albatross employs over 1,300 full time staff and directly contributes over $277 million annually to the regional economy.

Defence seeks to ensure that the long-term viability of HMAS Albatross is not compromised by inappropriate development of surrounding land. Incompatible development has the potential to impact on Australia's Defence capabilities and on national security.

Defence is very concerned that aircraft noise has not been identified as an issue that should be addressed strategically at the rezoning stage. Defence has, on numerous occasions, made Council, the South Coast Independent Review Panel and the NSW Department of Planning aware that the site is located beneath the flight corridor between HMAS Albatross and the Jervis Bay Training Area and is subject to aircraft noise. The two-directional operation of helicopters on the nominal centre flight track utilises a corridor of two nautical miles in width with a normal transit height of 1,000ft above ground level. Dependent upon weather conditions, however, the transit height may be reduced to 200ft above ground level for safety reasons.

In 2006, The Acoustic Group Pty Ltd undertook a Noise Assessment Report (refer to Attachment A) on the proposed Shaolin Temple development which concluded that a significant proportion of the Shaolin Temple site is within the 70 dB(A) contour. Accordingly, the report concludes that planning conditions should be imposed to ameliorate the impact of aircraft noise on the development. In particular, all habitable buildings should be insulated against aircraft noise in accordance with the requirements of Australian Standard AS 2021-2000 *Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.* In addition, appropriate notations should be incorporated into planning certificates that may be issued under section 149 of the *NSW Environmental Planning and Assessment Act 1979.*

Defence is very conscious of the significant economic opportunities the Temple development represents to the Shoalhaven region. Consequently Defence remains keen to consult closely with the NSW Government and the Shoalhaven City Council to ensure the interests of both Defence and the broader community are addressed and to ensure the development is compatible with aircraft operations at HMAS Albatross.

Defence requests a meeting to discuss the content of this submission further. Please contact Natasha Davies, Assistant Director Land Use Planning, on (02) 6266 8186 or by e-mail on Natasha.Davies@defence.gov.au to arrange a suitable time.

Yours sincerely

John Kerwan
Director Land Planning & Spatial Information
Department of Defence
BP3-1-A052
Brindabella Park
Canberra ACT 2600

3 April 2008

cc. CO HMAS Albatross
NSW Department of Planning

THE ACOUSTIC GROUP PTY LTD
CONSULTING ACOUSTICAL & VIBRATION ENGINEERS

PROPOSED SHAO LIN TEMPLE DEVELOPMENT SITE NEAR HMAS *ALBATROSS*: NOISE ASSESSMENT REPORT REPORT 36.4586.R1:ZSC

Prepared for: *Land Planning and Spatial Information*
Strategic Planning and Estate Development Branch
Infrastructure Division
Department of Defence

Date: *17th October, 2006*

20-22 FRED STREET, LILYFIELD, 2040, NSW, AUSTRALIA
ph: (612) 9555 4444 fx: (612) 9555 4442 tag1@acoustics.com.au A.B.N. 73 082 704 701

CONTENTS

ATTACHMENT

1.0 SITE CONTEXT

The site for the proposed Shao Lin Temple is located to the south east of HMAS *Albatross* on Currambene Creek. The site is located within the Nowra Military Control Zone under the 2 nautical mile wide helicopter flight corridor along Currambene Creek between HMAS *Albatross* and the Jervis Bay Training Area. This open terrain corridor has been used as a helicopter flight corridor for many years. It will continue to be used for this purpose as it provides opportunities to land in emergency situations and is free of transmission lines and urban development.

The transit lane for helicopters between HMAS Albatross and Jervis Bay training areas is identified and affectionately known as "Husky Lane." The centreline of the Husky Lane commences from the airfield at HMAS *Albatross*, passes over Falls Creek, Comberton Grange, Woollamia, Huskinson and then to Jervis Bay training areas (see Situation Map).

The two-directional operation of helicopters on the nominal centre flight track utilises a corridor of two nautical miles in width with a normal transit height of 1,000ft above ground level. Dependent upon weather conditions, however, the transit height may be reduced to 200ft above ground level for safety reasons.

2.0 METHODOLOGY

Noise contours (in various forms), typically drawn around an airport or a flight corridor, are produced using the Integrated Noise Model (INM). INM is a sophisticated computer modelling tool developed by the US Federal Aviation Administration and has been adopted in Australia (and internationally). Preparation of the input data for the INM requires detailed information regarding aircraft flight tracks, aircraft operational profiles, aircraft noise signature, aircraft movement numbers on specific flight tracks, time of day or night of the operations and the ground topography.

The noise source data utilised in the INM program are a series of NPD (Noise Power Distance) curves which depict resultant noise levels during aircraft operations at various distances from each aircraft.

NPD curves applicable to the Sea King, Seahawk and Squirrel helicopters operating at HMAS Albatross have been developed for specific use in the INM program and relate to normal helicopter operations at the airfield for Australian conditions.

The number of helicopter transits that utilise the Husky Lane vary according to HMAS *Albatross* operational requirements. At times the transits can be as low as 25 movements per week but, at other times, exceed 100 per week. The predominant helicopter using the Husky Lane is the AS350 Squirrel single engine helicopter. The other helicopter types based at HMAS Albatross utilise the Husky Lane less frequently.

Whilst the Shao Lin Temple site is outside the 20 Australian Noise Exposure Forecast (ANEF) contour on the 2014 ANEF map for HMAS *Albatross*, the southern portion of the site is located within the two nautical mile wide transit corridor and is affected by aircraft noise. An assessment of the maximum noise levels (depicted by the 50, 60 and 70 dB(A) contours along the Husky Lane transit corridor) has been used to analyze the impact of aircraft noise.

The portion of the Husky Lane shown on the situation map was examined in finer detail. The maximum noise level for each of the three helicopter types conducting two-directional overflight transits across the width of the two nautical mile corridor has been computed, taking into account the topography of the area that can influence the position of the outer (or lower) noise contours.

3.0 FINDINGS

Noise contours for the three helicopter types have been calculated for a 1,000ft above ground level overflight and for an overflight at 200ft above the ground level. The resultant noise contours are shown in Figures 1-3.

Figure 1: *Maximum Level dB(A) for Seahawk Helicopter* shows most of the site within the 60 dB(A) contour for the flight height at 200 feet and three quarters of the site within the 60 dB(A) for the flight height at 1000 feet. The southern portion of the site is within the 70 dB(A) contour for the 1000 feet flight height and slightly less than half of the site is within the 70 dB(A) for the 200 feet flight height.

Figure 2: *Maximum Level dB(A) for Seaking Helicopter* shows three quarters of the site within the 60 dB(A) contour for the flight heights at 200 feet and 1000 feet. More than one third of the site is within the 70 dB(A) contour for the flight heights at 200 feet and 1000 feet.

Figure 3: *Maximum Level dB(A) for Squirell Helicopter* shows approximately three quarters of the site within the 60 dB(A) contour for the flight height at 200 feet and about half of the site within the 60 dB(A) for the flight height at 1000 feet. The southern one quarter of the site is within the 70 dB(A) contour for the 200 feet flight height and less than one quarter (inside of the flight corridor) of the site is within the 70 dB(A) for the 1000 feet flight height.

Australian Standard AS2021-2000 "Acoustics – Aircraft Noise Intrusion – Building Siting and Construction" identifies indoor design sound levels for a range of building types and land use activities. Table 3.3 of this Standard recommends indoor maximum design sound levels of 50 dB(A) for bedrooms of residences, churches and religious activities. The siting of noise sensitive buildings needs to consider these noise levels. Noise attenuation measures may also be necessary in order to achieve the Australian Standard's recommended indoor maximum design sound level.

Significant portions of the site are within the 70dB(A) contour. By way of comparison, in busy urban environments, a 70dB(A) ambient noise level is within the acceptable upper limit of external noise. This is not the case, however, in rural environments such as the Shao Lin Temple site where ambient noise levels are much lower. Community reaction around transit air routes would suggest that the desirable external noise level for an 'open windows' situation would be in the order of 60 dB(A).

4.0 CONCLUSION

A significant portion of the Shao Lin Temple site is within the 70dB(A) contour resulting from helicopter operations using the flight corridor between HMAS *Albatross* and the Jervis Bay Training Area. Consequently the site is, and will continue to be, affected by aircraft noise.

Future use of Husky Lane, and therefore the extent of aircraft noise, may increase as a result of possible future increases in Defence operational and training requirements. Accordingly it would be prudent to take a conservative, precautionary approach to land planning decisions in the vicinity of the Husky Lane.

Accordingly, it is strongly recommended that planning conditions be imposed to ameliorate the impact of aircraft noise on the development. It is desirable that all habitable buildings must be insulated against aircraft noise in accordance with the requirements of Australian Standard AS 2021 – 2000. The use of appropriate building design and construction attenuation measures would mitigate aircraft noise impacts within buildings but may require at some locations the provision of mechanical ventilation. It should be noted, however, that treating the interior acoustic environment of buildings does not mitigate impacts on the use and enjoyment of private outdoor spaces and recreational areas such as amphitheatres, picnic areas and golf courses.

In view of the requirement to address aircraft noise, appropriate notations should be incorporated into planning certificates that may be issued under section 149 of the *NSW Environmental Planning and Assessment Act 1979* so that prospective purchasers of dwellings associated with the proposed development are advised that the land is affected by aircraft noise.

Situation Map

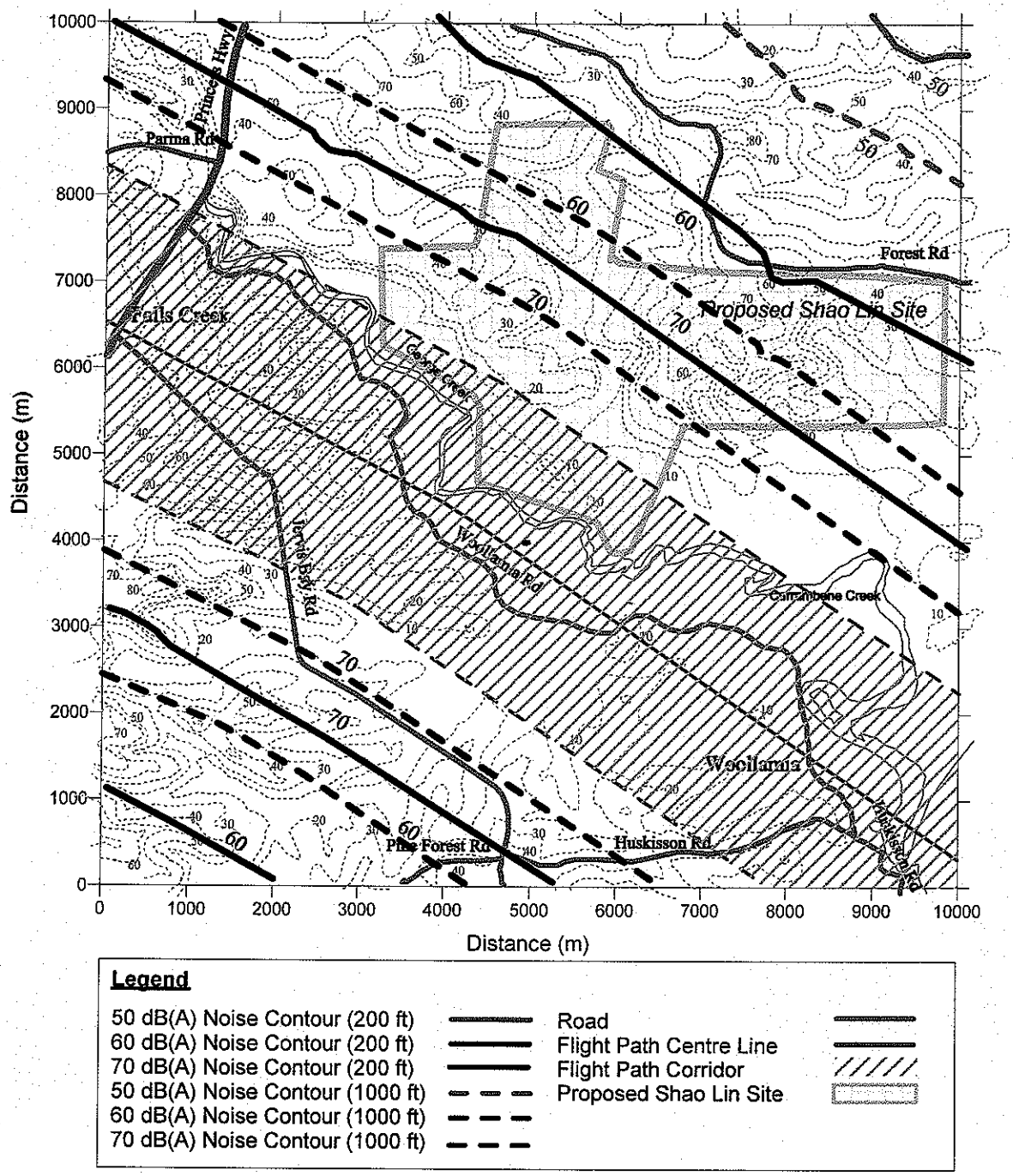


Figure 1: Maximum Level dB(A) for Seahawk Helicopter
2 nautical miles wide transit corridor
200 feet and 1000 feet flight height above ground level

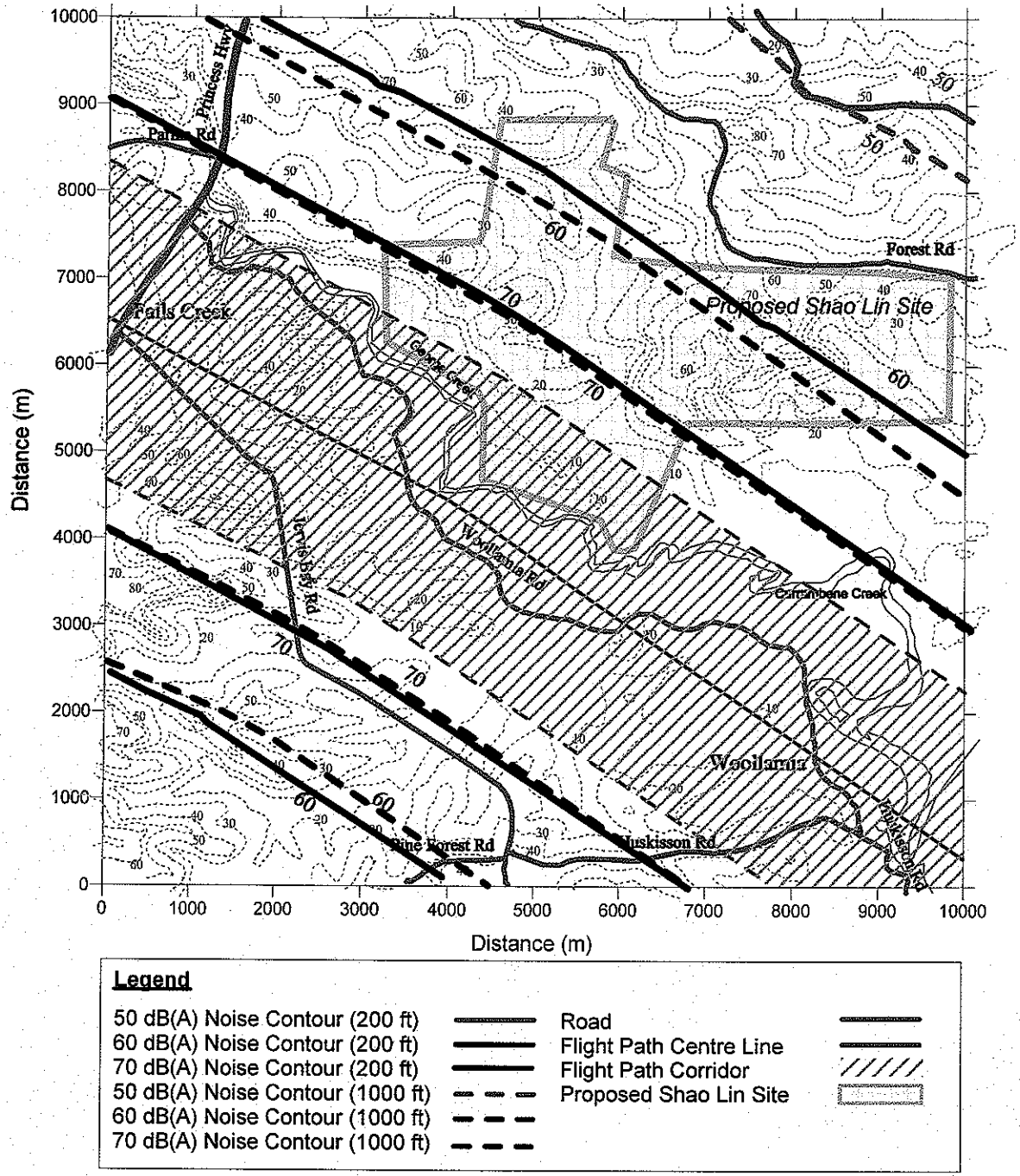


Figure 2: Maximum Level dB(A) for Seaking Helicopter
2 nautical miles wide transit corridor
200 feet and 1000 feet flight height above ground level

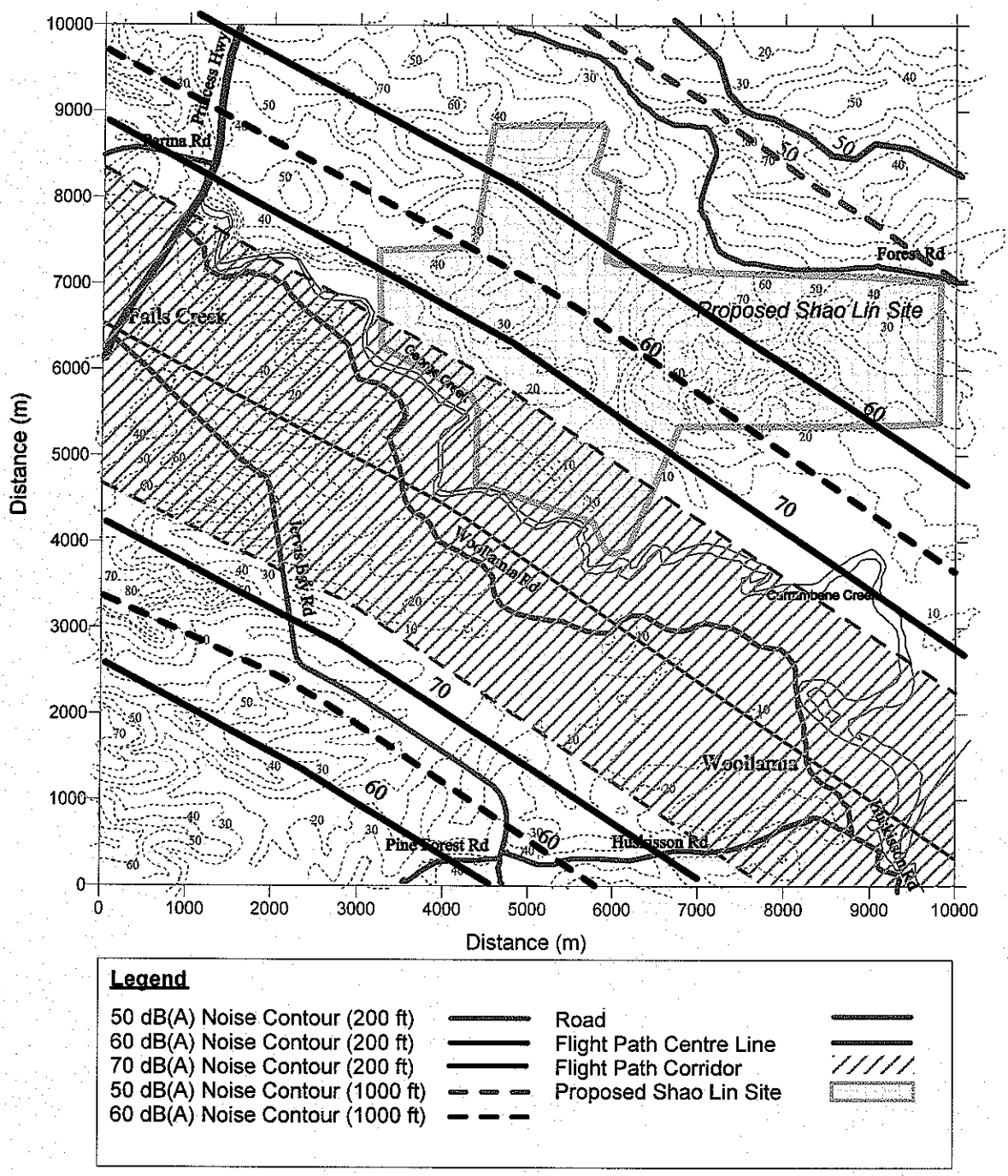


Figure 3: Maximum Level dB(A) for Squirrel Helicopter
2 nautical miles wide transit corridor
200 feet and 1000 feet flight height above ground level

NSW DEPARTMENT OF
PRIMARY INDUSTRIES

11 July 2008

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

Your ref: MP 06_0135

Attention: Jane Flanagan

Dear Ms Warton,

Re: Proposed Shaolin Buddhist Temple and Tourist and Residential Development, Comberton Grange, South Nowra (MP 06_0135)
Section 75F(4) EP&A Act Consultation

I refer to your letter of 23 June 2008, and enclosed Project Application and Preliminary Environmental Assessment by Conybeare Morrison P/L (dated May 2008), requesting Department of Primary Industries key issues and environmental assessment requirements for the above major project application. I note that DPI representatives have also provided comments on this proposal at the Planning Focus Meeting (PFM) held on 2 July 2008 at Nowra.

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 Buddhist temple, tourist and residential development may have on aquatic species and the aquatic environment in the vicinity.

Environmental Assessment
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. This should include diagrams and maps which clearly show the boundaries of the subject property with Currambene Creek (including location of Mean High Water Mark).
- 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. This should include full details and maps of proposed riparian buffer zones (including for both Currambene Creek and Georges Creek), conservation area dedications and riparian and wetland rehabilitation and revegetation plans for the site. DPI (Fisheries Conservation) policy is that appropriate natural buffer zones should be maintained adjacent to wetland, foreshore and riparian areas (including

Aquatic Habitat Protection, Fisheries Conservation & Aquaculture Branch
NSW Department of Primary Industries
PO Box 17 Batemans Bay NSW 2536
1st Floor, Cnr Beach Road and Orient Street

ABN 51 734 124 190
www.dpi.nsw.gov.au
Tel: 02 4478 9103
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SEPP 14 wetlands, saltmarsh and mangroves) and other important aquatic habitats. The Department's policy is that foreshore and riparian buffer zones for new developments adjacent to significant and ecologically sensitive areas (including SEPP 14 wetlands and Sanctuary Zones of Marine Parks) should be a minimum of 100 metres in width.

- Predictions of any impacts upon aquatic threatened species, populations and ecological communities listed under the *Fisheries Management Act 1994* (both temporary and permanent) and safeguards to mitigate any impacts.
- Predictions of any impacts upon water quality and safeguards to mitigate any impacts upon water quality, including impacts downstream into Georges Creek, Currambene Creek and Jervis Bay. This should include full details of proposed Water Sensitive Urban Design, stormwater and water quality management for the entire site, including run-off from roads (e.g. description and locations of any proposed bio-filtration and retention structures, swales, constructed wetlands or stormwater reuse). DPI notes that there may be opportunities to incorporate stormwater ponds and infrastructure into the design of the temple gardens and landscaping. Details should also be provided of proposed management of acid sulphate soils in any areas where disturbance may occur. Water quality management for the site should be designed to achieve no nett increase in pollutant run-off to Georges Creek and Currambene Creek (especially for nutrients and total suspended solids).
- Predictions of any impacts of sea level rise and coastal inundation on the proposed development and proposed safeguards to mitigate impacts.
- Details of any proposed increase in boat access and boating use of Currambene Creek as a result of the development. DPI notes that the upper reaches of Currambene Creek adjacent to the site are narrow and shallow, and increases in boat access and use of this area is likely to cause bank erosion through boat wash.
- Details confirming that the proposed development is consistent with the South Coast Regional Strategy.
- Details confirming that the proposed development fully complies with the comments and recommendations of the Independent Review Panel for Sensitive Urban Lands (Section 6, dated October 2006) that relate to the site, especially in relation to:
  * The ecological constraints identified by the Panel.
  * Protection of SEPP 14 wetland, EECs and riparian areas along Currambene Creek.
  * Implementation of best practice WSUD and water quality management to protect water quality.
  * Early revegetation of the floodplain of Currambene Creek.

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 downstream in Georges Creek and the adjacent areas of Currambene Creek during and after construction should also be undertaken.

DPI supports inclusion of appropriate riparian buffer zones to provide a buffer between the development areas and adjacent waterways and wetlands 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 road crossings of Georges Creek), 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, under 'Aquatic Habitats' and 'Publications'. DPI (Fisheries) should be consulted in the design phase of major 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.

DPI also recommends any development of this site include appropriate management of the boundary interface between developed areas (e.g. residential housing) and public open spaces (e.g. riparian buffers) to prevent future private encroachments and dumping of garden refuse on public areas. This is best achieved by locating access roads or public walkways to separate housing allotments from public spaces.

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.

Contact:
The contact person for matters relating to fisheries and aquatic habitat is Dr Trevor Daly, Fisheries Conservation Manager – South Coast, Ph 02) 4478 9103 or email: trevor.daly@dpi.nsw.gov.au

Issues Related to Mineral Resources
The key issues that need to be addressed in the Environmental Assessment (EA) are:

- the impacts of the proposal on the large resources of dolerite and sandstone within the eastern part of the property, both within and adjacent to the existing quarry site (see attached Figure 1). Noise and vibration from quarrying activities are likely to be the key factors to be considered and advice on potential impacts on adjacent lands should be obtained from an acoustic engineer. An adequate buffer distance should be maintained between the resource and proposed residential development.

- The proposed future ownership, use, and management of the portion of the property to the east of the proposed development envelope.

- The impacts of any proposed environmental offset(s) on the dolerite and sandstone resources within the property also need to be considered.

The Comberton Grange property is underlain by dolerite which is overlain, by up to about 30 m of sandstone. The dolerite occurs as a large sill (a tabular igneous intrusion oriented parallel to the enclosing strata) that reaches its maximum recorded thickness (137 m) in the vicinity of Comberton Grange where it extends close to the ground surface and has raised the overlying sedimentary rocks to form a structural feature known as the Currambene Dome. Dolerite is exposed at the surface in two small areas adjacent to Georges Creek and in the headwaters of Bid Bid Creek.

There has been only limited geological assessment undertaken to date and this has been focussed on the sandstone resources. Investigations were confined largely to two areas within the Council quarry site. DPI has only limited information on the investigations that were undertaken.

To date, only sandstone has been produced from the quarry and has been used only to supply council's own requirements. Production has been limited and intermittent. The dolerite has yet not been exposed although it was intersected in a number of boreholes and is estimated to be about 5 to 7 metres beneath the current quarry floor.

The sandstone resources within the property are a significant local source of crushed sandstone for use in roadmaking materials (sub-base and gravel road re-sheeting), fill and landscaping applications although there are a number of other quarries in the region that supply similar materials and potentially suitable rock types are widespread throughout the region. The existing quarry is well-placed to supply construction materials for use in the proposed development.

The dolerite is a potentially valuable source of high grade coarse aggregate because of its extent, its strategic location with respect to major local and regional markets and the scarcity of potential sources of hard rock aggregate in the Nowra region. The nearest currently available sources of high grade coarse aggregate to Nowra are the Boral sand and gravel extraction operation at Burrier and the latite quarries in the Kiama-Shellharbour area. There are few potential sources in the region due to the limited occurrence of potentially suitable rock types and to environmental and other constraints that would preclude extraction from most known deposits such as the latites in the Cambewarra Range and monzonite deposits in the Milton area.

However, the economic viability of extracting the dolerite remains uncertain due to the limited geological assessment undertaken to date. Testing of samples of dolerite from 5 drill holes undertaken in 1986 indicated that the fresh rock is very strong, durable and non-reactive and potentially suitable for use as concrete and road pavement aggregate. The quantity of dolerite potentially available for extraction and the viability of extraction will be depend on a number of factors that would require further, more detailed assessment, including more drilling and sample testing. These factors include the thickness and quality of the dolerite, the thickness of the overlying sandstone, the depth to which dolerite could be economically extracted, topography, and environmental constraints. Extraction of dolerite would also be dependent on utilisation of the overlying sandstone.

The attached Figure 1, which is based on the advice previously provided to Council in relation to Section 117 Direction 1.3 (Coal, Other Minerals, Petroleum and Extractive Resources), shows the Council quarry site and an adjacent area that is considered, on the basis of the limited available data to have potential for the identification of economically recoverable resources of dolerite (and sandstone).

DPI considers that the resource areas shown on Figure 1 should remain available for further assessment and possible future extraction of dolerite as well as continued extraction of sandstone. It is therefore recommended that these areas be included within a zone where extractive industry is a permissible use (with development consent) and where residential or rural residential development and other land uses incompatible with extractive industry are not permissible. An appropriate buffer zone should be maintained between the resource areas and any proposed residential development.

Contact:
The contact person for matters relating to mineral resources is Iain Paterson, Senior Geoscientist, Ph 02) 4931 6704 or email: iain.paterson@dpi.nsw.gov.au

Issues Related to Agriculture

Agricultural Land Suitability Mapping

Agricultural Land Suitability mapping was developed as a strategic planning tool specifically to help local councils identify important resources for soil based agriculture and determine appropriate zones for sustainable, soil based agricultural development. Agricultural mapping of the locality was undertaken in 1986 by NSW Agriculture. The map shows that the majority of the subject land is class 5 land. That land is heavily vegetated and not suited to agriculture. Therefore NSW DPI has no interest in that portion of land for agriculture.

There is also a portion of land that is class 3 on the western side of the subject land and to the north of the Currambene Creek. Class 3 land is "Lands well suited to pasture improvement and associated pasture management practices. These lands may be cultivated for an occasional crop depending on the nature of the constraint. Overall there is good capability for agriculture." The land appears to be currently used for grazing activity. In the Illawarra Regional Plan No.1, the land is designated as prime crop and pasture land. Equally the Jervis Bay Settlement Strategy notes that this area of land is a small and isolated pocket of land. However, the land is highly suited to grazing activity on a small scale.

Further information on the role and constraints of agricultural suitability mapping and principles to consider when identifying agricultural zones is provided in 'Agfact AC.25 Agricultural Land Classification' on http://www.agric.nsw.gov.au/reader/agfact-ac.

Agricultural Production on the Coast

Because of the impacts of climate change, the NSW coast is becoming increasingly attractive for agricultural production. The coastal region has a greater and more reliable rainfall combined with productive soils which are ideal conditions for the production of food and fibre. Much of the coast is also close to the growing urban market. Good quality agricultural land is limited in supply on the coast and should be retained for the production of food. It is suggested that some form of agricultural production could be considered as an integral part of the development proposed.

Contact:
The contact person for matters relating to agriculture is Wendy Goodburn, Resource Management Officer (Land Use Planning), Ph 02) 4828 6635 or email: wendy.goodburn@dpi.nsw.gov.au.

Issues Related to State Forests

DPI notes that Preliminary Environmental Assessment report makes no mention of forestry activity or management in Currambene and Nowra State Forests, either in the past, ongoing or future. Currambene Sate Forest was dedicated in 1914 and Nowra State Forest in 1917. There needs to be some recognition in the EA that these forests form part of the sustainable timber supply under the Southern RFA. Periodic timber harvesting, hazard reduction burning, pest animal and weed control and ongoing recreational use will occur. The last harvesting event adjacent to Comberton Grange occurred in 2002. This is particularly relevant for the old pine plantation section of Comberton Grange which is surrounded on three sides by production native forest.

Given forestry activities will continue to occur, there is the potential for conflict between those activities and the peace and nature concepts of the Shaolin order. There is only a brief mention of fire risk and management. The site is classified as Zone 1, but there is no detail provided on fire protection strategies or interactions with neighbours and other agencies. Active fire prevention strategies particularly regular hazard reduction burning, trail maintenance and opportunities for cross tenure and agency fire management should be considered.

Contact:
The contact person for matters relating to state forests is Daniel Tuan, Planning Manager, Forests NSW – Southern Region, Ph 02) 4475 1403 or email: daniel.tuan@sf.nsw.gov.au

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

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

Yours faithfully

Trevor Daly

Trevor Daly
Fisheries Conservation Manager, South Coast

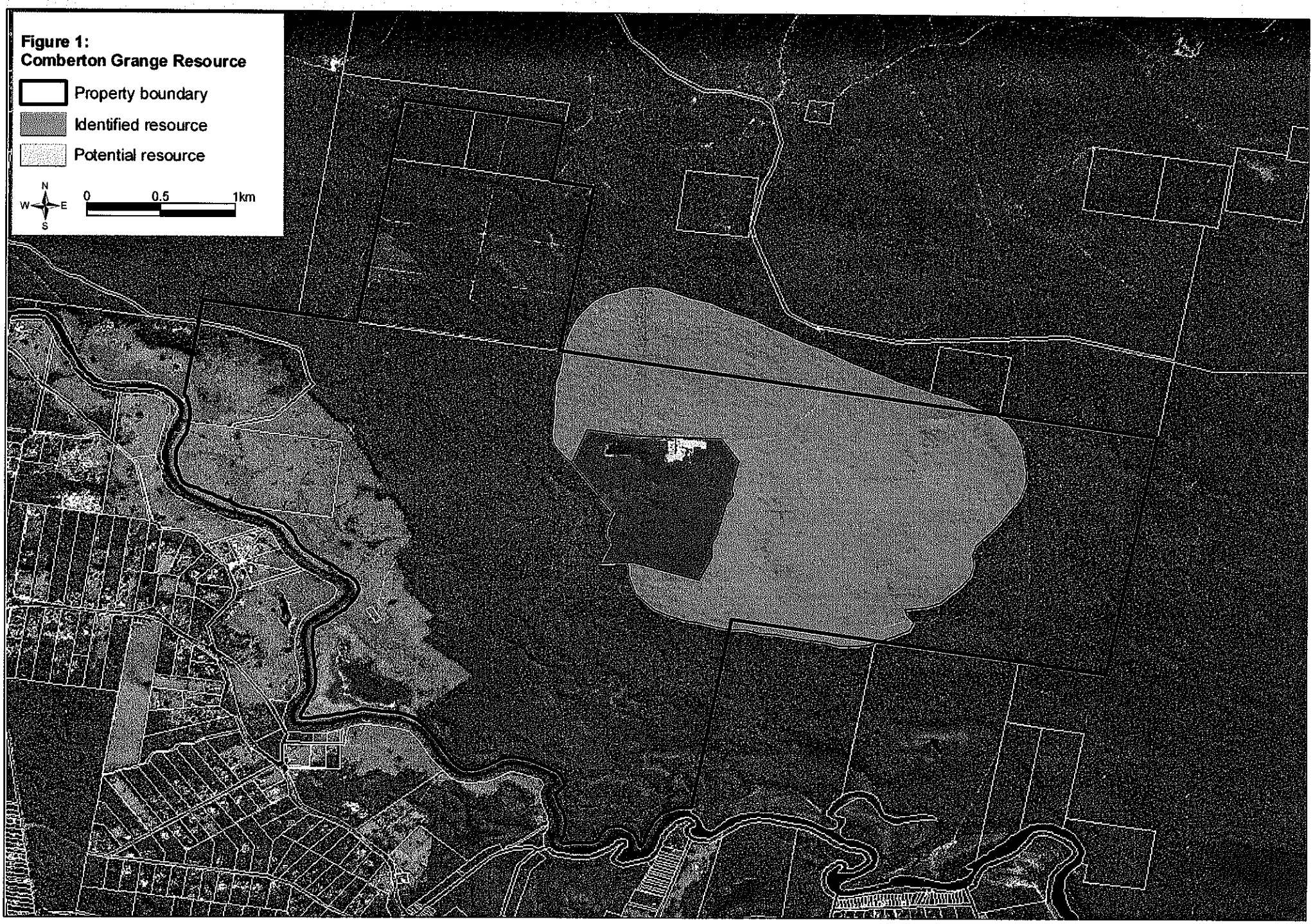
Figure 1:
Comberton Grange Resource
Property boundary
Identified resource
Potential resource
N
W
E
S
0
0.5
1km