

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

Note: If the EA is relying on past surveys that they should check that the work is consistent with the requirements within the above 3A guidelines.

Attachment B - Guidance Material

Water quality

- National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
- NWQMS Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC 2000)
- Healthy Rivers Commission Report into Coastal Lakes and Statement of Joint Intent
- The relevant targets within the State Water Management Outcomes Plan

Wastewater

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

Stormwater

(Note: some of these documents will be revised in 2006)

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

Contaminated Land

- Managing Land Contamination: Planning Guidelines - SEPP55 - Remediation of Land, Department of Urban Affairs and Planning and NSW EPA, 1998;
- Contaminated Sites - Guidelines for Consultants Reporting on Contaminated Sites (Environment Protection Authority (EPA) 1997);
- Contaminated Sites - Guidelines on Significant Risk of Harm and Duty to Report (EPA, 1999).

Noise and vibration

- NSW Industrial Noise Policy (EPA, 1999)
- NSW Environmental Criteria for Road Traffic Noise (EPA, 1999)
- Chapter 171 Noise Control Guideline, *Construction Site Noise, Environmental Noise Control Manual*, 1994.

Threatened Species Impacts

- Threatened Biodiversity and Threatened Species Assessment - Guideline For Developments and Activities - Working Draft 2004. Available from DECC.
- Draft Guidelines For Threatened Species Assessment - Available from Department of Planning.

Assessing Aboriginal Cultural Heritage Impacts

- Draft Guidelines For Aboriginal Cultural Heritage Impact Assessment and Community Consultation - Available from Dept of Planning
- Interim Community Consultation Requirements for Applicants
- Aboriginal Cultural Heritage Standards and Guidelines Kit - Available shortly on-line through DEC's webpage.

<http://www3.environment.nsw.gov.au/npws.nsf/Content/Protecting+Aboriginal+objects+and+places>



NSW DEPARTMENT OF
PRIMARY INDUSTRIES

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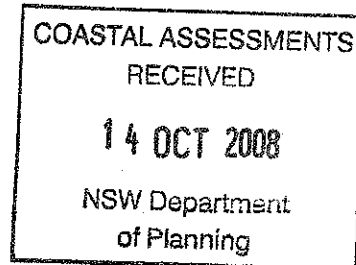
9 October 2008

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

Attention: Ms Sally Munk

Dear Ms Munk

Our Ref: TRIM 2007/01478



Re: Director General Requirements – MP08-0120
102 lot residential subdivision Lot 21 DP10701282 Graham Dr, Sandy Beach
Coffs Harbour LGA

Thank you for your letter of 29 September 2008 inviting input from the NSW Department of Primary Industries (DPI) with regard details of key issues and assessment requirements on the above mentioned proposal.

NSW DPI has both statutory and advisory responsibilities in relation to development and land use planning matters. The Department is an advocate of sustainable development and profitable and sustainable primary industries through appropriate access to and wise management of natural resources. DPI's responsibility also covers managing fish (including aquatic invertebrates), and fish habitat throughout NSW. In addition, the department works to provide quality commercial and recreational fishing, and aquaculture opportunities. Considering this charter, the following matters are highlighted to ensure they are adequately investigated:

The proposal is unlikely to raise minerals, forestry or agricultural issues. The Aquatic Habitat Protection and Aquaculture Unit's within DPI - Fisheries have an interest in the proposal and considering the Project Application provide the following comments to assist in the development of effective Director General Requirements:

FISHERIES MANAGEMENT DIVISION
AQUATIC HABITAT PROTECTION BRANCH

1243 Bruxner Highway
WOLLONGBAR NSW 2477

ABN 51 734 124 190
www.dpi.nsw.gov.au
Tel: 02 6626 1269
Fax: 02 6626 1377

Matters DPI request be included in the Director General's Requirements:

Aquatic Habitat Buffer Zones:

Hearns Lake and its tidal tributaries are zoned for habitat protection within the Solitary Islands Marine Park. It is strongly recommended that environmentally sensitive locations such as this be afforded an ecological buffer of 100 metres. Deviation from this recommendation should be justified in the EA cognisant of the range and extent of wetland area periodically inundated prior to the occurrence of natural breakout of the lagoon. Discussion of these buffer areas and their future management, any infrastructure located within the buffer (which is not recommended) should be justified cognisant of the Hearns Lake Estuary Management Plan (Draft) and Sandy Beach Draft LEP and DCP which instill the management aim of avoiding precipitating need to intervene in the natural break out regime of Hearns Lake ICOLL in the long term, ie considering anticipated sea level rise.

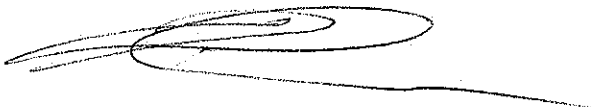
Allowing ecological migration pathways is a very effect response strategy for mitigating the effects of sea level rise. Appropriately sized buffers can be very effective in allowing for future ecological migrations, and alleviating flooding impacts on public and private infrastructure.

Stormwater management

The EA should outline how stormwater management is to be achieved on site and avoid the need to intervene in entrance management at Hearns Lake to ensure appropriate water quality.

For further enquiries please contact me on (02) 6626 1397.

Yours sincerely



Patrick Dwyer
Fisheries Conservation Manager (North)

FISHERIES MANAGEMENT DIVISION
AQUATIC HABITAT PROTECTION BRANCH

1243 Bruxner Highway
WOLLONGBAR NSW 2477

ABN 51 734 124 190
www.dpi.nsw.gov.au
Tel: 02 6626 1269
Fax: 02 6626 1377

Sally Munk - RE: Request for Key Issues & Assessment Requirements - 08_0120

From: "Kersten Tuckey" <Kersten.Tuckey@lands.nsw.gov.au>
To: "Sally Munk" <Sally.Munk@planning.nsw.gov.au>
Date: 20/10/2008 09:23
Subject: RE: Request for Key Issues & Assessment Requirements - 08_0120

Hi Sally

There doesn't appear to be any crown land issues with this apart from the need to transfer any road connecting to Graham Drive to Council but no need to put this in the DGRs

Thanks

Kersten Tuckey

Senior Environmental Officer

Department of Lands

Ph: (02) 66919616

Fax: (02) 6651 9975

PO Box 291J

COFFS HARBOUR NSW 2450

Part time: Monday, Tuesday & Thursday

From: Sally Munk [mailto:Sally.Munk@planning.nsw.gov.au]
Sent: Friday, 17 October 2008 10:39 AM
To: mark.hannon@chcc.nsw.gov.au; Rod Browne; Kersten Tuckey; Land_Use_Northern@rta.nsw.gov.au
Subject: Request for Key Issues & Assessment Requirements - 08_0120

Dear All

I refer to the Department's letter dated 29 September 2008 requesting key issues and assessment requirements for a proposed subdivision at Graham Drive, Sandy Beach (Lot 21 DP 1070182). This is just a friendly reminder that your response is due today.

If you are unable to submit your response by COB today, please let me know.

Kind regards
Sally

Sally Munk
Senior Environmental Planner - North Coast
Coastal Assessments

23-33 Bridge Street
Sydney NSW 2000
Phone: (02) 9228 6498
Fax: (02) 9228 6540
sally.munk@planning.nsw.gov.au

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NSW Rural Fire Service
Locked Mail Bag 17
GRANVILLE NSW 2142

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

Telephone: (02) 8741 5555

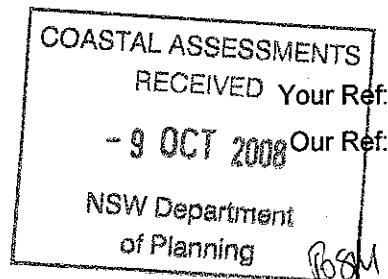
Facsimile: (02) 8741 5550

e-mail: development.control@rfs.nsw.gov.au



Coastal Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Sally Munk



Your Ref: 08_0120
Our Ref: S08/0046
G08/3128
DA08100254896 DC

7 October 2008

Dear Ms Munk,

**RE: Request for provision of Key Issues and Assessment Requirements –
21//1070182, GRAHAM DRIVE, SANDY BEACH NSW**

I refer to your letter dated 29 September 2008 seeking the NSW Rural Fire Service key issues and assessment requirements regarding bushfire protection for the above property in accordance with section 75F (4) of the *Environmental Planning and Assessment Act 1979*.

The NSW Rural Fire Service notes that the subject site has significant bush fire issues and is identified as bush fire prone. As such, the following key issues and assessment requirements shall be included in the Director-Generals environmental assessment requirements:

1. Future residential or Special Fire Protection Purpose developments shall be subject to the requirements of section 100B of the *Rural Fires Act 1997* and Section 79BA of the *Environmental Planning and Assessment Act 1979*.
2. Ensure the development can provide:
 - asset protection zones;
 - access arrangements;
 - water supply and utilities;
 - building construction and design;
 - landscaping; and
 - emergency management arrangements

in accordance with *Planning for Bush Fire Protection 2006*.

For any enquiries regarding this correspondence please contact Daniel Copland on 8741 5555.

Yours faithfully,



Nika Fomin

Development Control Co-ordinator

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

Sally Munk - Fwd: MP08_0120 - Graham Drive, Sandy Beach

From: <northern@cma.nsw.gov.au>
To: "Sally Munk" <Sally.Munk@planning.nsw.gov.au>
Date: 08/10/2008 12:39
Subject: Fwd: MP08_0120 - Graham Drive, Sandy Beach

Dear Sally

Thank you for the letter dated 29/9/08 with request for provision of details of key issues and assessment requirements - MP08_0120.

The Northern Rivers CMA has no additional key issues or assessment requirements to the DGRs for this proposal.

Should you have any queries in regard to this matter, please contact Peter Corlis, Area Catchment Coordinator based in our Coffs Harbour office on 02 6653 0115.

Regards

Michael Pitt
General Manager

