



NSW GOVERNMENT

## Department of Planning

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Mr David Goodrich  
Silver Spirit Partners  
Level 25, Chifley Tower  
2 Chifley Square  
SYDNEY NSW 2000

Our ref: 06-0322  
Your ref:  
File: S06/00320

Dear Mr Goodrich,

**Subject: Director-General's Environmental Assessment Requirements for Proposed Residential Subdivision and Community Titled Seniors Living Development at South Head Road, Moruya ("Moruya East Village") MP 06\_0322**

The Department has received your application for the above project (Application Number: 06\_0322).

The Director General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the project for a Concept Plan and Project Application are attached to this correspondence at **Attachment 1**. These requirements have been prepared in consultation with the relevant government agencies including council, and have been based on the information that you have provided to date. Please note that the Director-General may alter these requirements at any time.

**Attachment 2** lists the relevant plans and documents which are likely to be required upon submission of your proposal, however, this should be confirmed with the Department prior to lodgement.

It should be noted that the DGRs have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Please provide regular updates on the progress of application and provide preliminary drawings for the Department's comment. It would be appreciated if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

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

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General


may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

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

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance, it will require an additional approval under the Commonwealth Environment Protection Biodiversity Conservation Act 1999 (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (6274 1111 or <http://www.deh.gov.au>).

If you have any queries regarding these requirements, please contact Paulina Hon on 9228 6106 or email [paulina.hon@planning.nsw.gov.au](mailto:paulina.hon@planning.nsw.gov.au).

Yours sincerely

 24/1/07

Yolande Stone

**Acting 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*

<b>Application number</b>	06_0322
<b>Project</b>	<p><b>Proposed Residential Subdivision and Community Titled Seniors Living Development at South Head Road, Moruya ("Moruya East Village")</b></p> <p><b>(1) Concept Plan Application:</b> A concept plan approval is sought for the entire Moruya East Village development comprising residential subdivision; community titled Seniors Living development; community, wellness and service facilities; environmental restoration works for the creation of recreational areas; and associated infrastructure works.</p> <p>The application will involve approval of the following conceptual key design parameters: land use, indicative building heights and dwelling types, site coverage, FSR, setbacks, roads and vehicle access, pedestrian through site linkages, public domain works and infrastructure requirements.</p> <p><b>(2) Project Application:</b> Further project approval is sought for Stage 1 of the development which will include:</p> <ul style="list-style-type: none"> <li>▪ Residential subdivision (22 lots);</li> <li>▪ Community titled Senior Living Development (118 apartment units, 32 terrace style dwellings and 12 courtyard style dwellings);</li> <li>▪ Community and recreational facilities;</li> <li>▪ Environmental restoration works for the creation of recreational areas;</li> <li>▪ Associated infrastructure works; and</li> <li>▪ Associated road construction.</li> </ul>
<b>Location</b>	Lots 1 & 2 in DP 553273, Lots 65 & 68 in DP 752151, Lots 1, 2, 3 & 4 of Section 33 in DP 758710, Lot 2 & 3 in Section 34 of DP 758710, Lots 1 & 2 of Section 42 in DP 758710, Lots 3 & 4 of Section 42 in DP 758710 – Auto Consol 3377-159, Portion 50,51 and 54 as described in deed of conveyance No 477 Book 3023. South Head Road, Moruya
<b>Proponent</b>	Silver Spirit Partners
<b>Date issued</b>	24 January 2007
<b>Expiry date</b>	2 years from date of issue
<b>General requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <p><b>PART A : Concept Plan Application</b></p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. An outline of the scope of the project including: <ol style="list-style-type: none"> <li>(i) Any development options;</li> <li>(ii) 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;</li> <li>(iii) Outline of the staged implementation of the project, if applicable;</li> </ol> </li> <li>3. A thorough site analysis and description of existing environment;</li> <li>4. Consideration of any relevant statutory and non-statutory requirements and identification of any non-compliances with such provisions, in particular relevant provisions of Environmental Planning Instruments, Regional Strategies (including draft Regional Strategies) and Development Control Plans</li> <li>5. Consideration of impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>;</li> </ol>

	<ol style="list-style-type: none"> <li>6. An environmental risk analysis of the project including consideration of the issues raised during consultation;</li> <li>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;</li> <li>8. The plans and documents outlined in <b>Attachment 2</b>;</li> <li>9. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>10. A Quantity Surveyor's certificate of cost to verify the capital investment value of the project; and</li> <li>11. A detailed assessment of the key issues specified below and a table outlining how and where in the EA document these key issues and the above requirements have been addressed.</li> </ol> <p><b>PART B: Project Application:</b></p> <ol style="list-style-type: none"> <li>1. The matters listed above in Part A,</li> <li>2. A detailed description, including plan details, of the project application component (comprising Stage 1 of the development); and</li> <li>3. Where relevant, demonstrate compliance with BCA and relevant Australian Standards for proposed building; traffic, road and parking; utilities; noise and flooding.</li> </ol>
Key issues	<p><b>PART A: Key Issues to be addressed in the Concept Plan Application Environmental Assessment</b></p> <p><b>1. Subdivision Layout</b></p> <ol style="list-style-type: none"> <li>1.1. Address the requirements of the <i>Eurobodalla Urban Local Environmental Plan 1999 (as amended)</i>, <i>Eurobodalla Rural Local Environmental Plan 1987 (as amended)</i> and the <i>Eurobodalla Residential Design Code (ERDC)</i>. Specifically, suitably justify proposed lots sizes and demonstrate consistency with the objectives of the zone.</li> <li>1.2. Consider the proposal against the requirements of the draft Moruya Structure Plan (Structure Plan) and draft South Coast Regional Strategy (Strategy). Demonstrate consistency with the Sustainability Criteria, outlined in Appendix 1 of the Strategy.</li> <li>1.3. Address safety, provision of open space areas, potential perimeter road layouts, pedestrian and bicycle movement to, within and through the site. Ensure appropriate level of consultation with the adjoining property owner at Lot 69 DP 752151 to ensure an integrated and consistent design.</li> <li>1.4. Identify the nature of subdivision proposed, including any areas of community title. With regards to the proposed cabins in the south-west corner of the site, indicate their principle use, permissibility and whether subdivision is proposed.</li> </ol> <p><b>2. Urban Design, Visual Impact and Sustainability</b></p> <ol style="list-style-type: none"> <li>2.1. Demonstrate suitability of the proposal with the surrounding area in relation to potential character, bulk, scale, amenity (including noise) and visual amenity resulting from the development having regard to the <i>Coastal Design Guidelines of NSW (2003)</i>, <i>NSW Coastal Policy (1997)</i>, <i>State Environmental Planning Policy No. 71 – Coastal Considerations</i> (specifically Clauses 2 and 8). A visual impact assessment is required to demonstrate that the proposal will not have unacceptable visual impact.</li> <li>2.2. Demonstrate suitable buffering to South Head Road to provide visual screening, noise abatements and retention of habitat corridors in accordance with the <i>ERDC</i> and the draft Moruya Structure Plan.</li> </ol>

### 3. Seniors Living

- 3.1. Demonstrate the Seniors Living component of the proposal complies with the objectives of the *State Environmental Planning Policy (Seniors Living) 2004*.

### 4. Social and Community

- 4.1. Provide a social impact assessment for the development. Address the social and economic context of the development in terms of infrastructure requirements, access, public transport, community services and facilities (including schools and medical services), having regard to the *ERDC*. Examine cumulative impacts, having regard to the proposed development; and existing, approved and proposed development within 5km radius of the subject site.
- 4.2. Suitably justify the proposed community, wellness and service facilities, having regard to the *EULEP*.

### 5. Flooding

- 5.1. Demonstrate the development is compatible with the *Moruya River Floodplain Risk Management Development Control Plan (DCP)*, *Moruya River Floodplain Management Study* (December 1996) and is in accordance with the NSW Government's *Flood Prone Land Policy* as set out in the *Floodplain Development Manual 2005*.
- 5.2. Provide a flooding investigation report for the site which provides a detailed analysis of catchment flows into the Moruya River tail water, determines the flood hazard in the area, and addresses the impact of flooding on the proposed development, the impact of the development on flood behaviour and the impact of flooding on the safety of people/users of the development. Implications of climate change on flooding should be considered.
- 5.3. Provide a flood evacuation plan for the site, outlining details of measures to ensure safe evacuation and alternative access from the site during extreme flood events. Consultation should be undertaken NSW State Emergency Service (SES), Council and adjacent landowners to address access issues and develop an adequate flood evacuation route for the locality.

### 6. Water Cycle Management

- 6.1. Outline measures for Integrated Water Cycle Management (including stormwater drainage) in accordance with Council's adopted code of practice for water sensitive urban design (WSUD), Integrated Water Cycle Management Plan and the *ERDC*. Include considerations of impacts on the surrounding environment, use of treated grey water, and ongoing monitoring and maintenance.
- 6.2. Demonstrate the means and adequacy of managing stormwater within the site, in particular detailing measures to show how WSUD will be incorporated into the development, there will be no net increase in pollutant loads entering waterway systems, and the development limits post development flows to that of the predevelopment flows.
- 6.3. Address potential impacts on the water quality of surface and groundwater (during construction or occupation of the site) including, but not limited to Racecourse Creek and the Moruya River.
- 6.4. Demonstrate consistency with relevant State Groundwater, Rivers, Wetlands and Estuary Policies, any relevant Statement of Joint Intent established by the Healthy Rivers Commission.

### 7. Riparian Corridor Management

- 7.1. Demonstrate suitable riparian corridor management or buffering between the development and adjacent waterways or natural drainage lines and demonstrate adequate protection of riparian and aquatic habitats.

## **8. Infrastructure**

- 8.1. Address existing capacity and requirements of the proposal for water supply, sewerage, electricity and telecommunications services in consultation with relevant agencies. Identify staging, if any, of infrastructure works. Investigate the use of reclaimed water for the proposal. Please note: Council's Development Services have not taken into account such small lot sizes and therefore do not accommodate the increased lot yield. Major upgrade of the sewer system is required, including a new pump station and rising main, which would be at full cost to the developer. Also upgrade of water supply is required.

## **9. Traffic and Access**

- 9.1. Prepare a Traffic Impact Study (TIS) which examines potential impacts of the development including: intersection analysis using aaSIDRA to determine projected traffic growth for the next 10 years with and without the development; and AM and PM peak volumes and holiday peak volumes.
- 9.2. Justify and assess impacts of proposed access points to the Princes Highway and local road networks.
- 9.3. Identify suitable treatments required to ameliorate any traffic and safety impacts associated with the development. This should include identification of pedestrian movements and appropriate provisions for shared path/cycleway/public transport connections to existing road network.

## **10. Aboriginal and Cultural Heritage**

- 10.1. Submit an Aboriginal and European cultural heritage assessment, if relevant, and identify whether the site has Aboriginal cultural or European heritage significance. Provide measures for conservation of existing heritage items on site (such as existing Bunya Pine trees and outbuildings on the Braemar Farm site).
- 10.2. Address and document information contained in *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation* (DEC 2005) and the NSW Heritage Office guideline *Assessing Heritage Significance* (2001).

## **11. Flora and Fauna**

- 11.1. Address the potential impacts of the project on any threatened species, populations or ecological communities listed in the *Threatened Species Conservation Act 1995* and the *Fisheries Management Act 1994* in accordance with the *Draft Guidelines for Threatened Species Assessment* (DEC 2005).

## **12. Acid Sulfate Soils**

- 12.1. Identify the presence and extent of acid sulfate soils on the site and outline appropriate mitigation measures.

## **PART B: Key Issues to be addressed in the Project Application Environmental Assessment (Stage 1 Development)**

### **1. Compliance with the Concept Plan**

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

### **2. Subdivision Layout and Design**

- 2.1. Identify the extent of potential development footprints, building envelopes, infrastructure frameworks, built form and design controls (and the means of implementing them) and any significant vegetation to be removed. Ensure subdivision and road works should be contained within



	<p>the 2(g) Residential – General zone.</p> <p>2.2. Provide details of the community title scheme for Stage 1, including a copy of the Draft Community Management Statement.</p> <p>2.3. Demonstrate the proposal complies with BASIX.</p> <p><b>3. Seniors Living</b></p> <p>3.1. Demonstrate the Seniors Living component of the proposal complies with the design requirements and design standards of the <i>State Environmental Planning Policy (Seniors Living) 2004</i>.</p> <p><b>4. Water Cycle Management</b></p> <p>4.1. Provide a detailed plan for Integrated Water Cycle Management (including stormwater plans) in accordance with Council's adopted code of practice for water sensitive urban design (WSUD), Integrated Water Cycle Management Plan and the ERDC. Include considerations of impacts on the surrounding environment, use of treated grey water, and ongoing monitoring and maintenance.</p> <p><b>5. Bushfire</b></p> <p>5.1. Address the requirements of <i>Planning for Bush Fire Protection 2001</i> (RFS), in particular asset protection zones, adequacy of water supply for bushfire suppression operations and future management of any areas of hazard remaining, including natural areas and buffers zones. Demonstrate proposed revegetation will be undertaken to limit the spread and occurrence of fire.</p> <p><b>6. Acid Sulfate Soils</b></p> <p>6.1. If necessary, provide an ASS Management Plan in accordance with the <i>Acid Sulfate Soil Manual</i> by ASSMAC.</p> <p><b>7. Earthworks and filling</b></p> <p>7.1. Address impacts of earthworks and filling on the existing hydrology and water quality, the conservation of flora, fauna and habitat, and the management of acid sulfate soils and any contamination of the site.</p> <p>7.2. Provide details of the source of fill including types of material and soils, and details of suitable revegetation planting.</p> <p><b>8. Noise</b></p> <p>8.1. Demonstrate that the proposal will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts (including traffic noise) on amenity in the locality</p>
<b>Consultation</b>	<p>You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:</p> <p>(a) <i>Agencies or other authorities:</i></p> <ul style="list-style-type: none"> <li>• Eurobodalla Shire Council;</li> <li>• NSW Department of Planning – South Coast Regional Office;</li> <li>• NSW Department of Lands;</li> <li>• NSW Department of Natural Resources;</li> <li>• NSW Department of Primary Industries;</li> <li>• NSW Health Department;</li> <li>• NSW Police;</li> <li>• NSW Rural Fire Service;</li> <li>• NSW State Emergency Services;</li> <li>• NSW Department of Education &amp; Training;</li> <li>• relevant utility and infrastructure providers; and</li> <li>• relevant Aboriginal Land Council.</li> </ul>

	<p>(b) <i>Public:</i> Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
<b>Deemed refusal period</b>	<b>60 days</b>
<b>Electronic Documents</b>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the criteria:-</p> <ul style="list-style-type: none"> <li>• Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files.</li> <li>• File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files.</li> <li>• Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order.</li> <li>• Graphic images will need to be provided as [.gif] files.</li> <li>• Photographic images should be provided as [.jpg] files.</li> <li>• Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.</li> <li>• Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order.</li> </ul> <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>



## Attachment 2

### Plans and Documents to accompany the Application

<b>Plans of the development</b>	<p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for the <b><u>Concept Plan Application</u></b></p> <ol style="list-style-type: none"> <li>1. The <b>existing site survey plan</b> is to be drawn to 1:500 scale (or other appropriate scale) and show:             <ul style="list-style-type: none"> <li>• the location of the land, the measurements of the boundaries of the land, the size of the land and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings and private open space.</li> </ul> </li> <li>2. An <b>aerial photograph</b> outlining the subject site and surrounding area (at an appropriate scale).</li> <li>3. A <b>Site Analysis Plan</b> 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).</li> <li>4. A <b>locality/context plan</b> drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:             <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space, water courses and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas; and</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> <li>• 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.</li> </ul> </li> <li>5. The <b>Environmental Assessment</b> in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</li> <li>6. Conceptual <b>Subdivision layout plans</b> to illustrate the following:-             <ul style="list-style-type: none"> <li>• All measurements of proposed and existing allotments;</li> <li>• Location of all structures both proposed and retained on site;</li> <li>• North point;</li> <li>• Name of the road fronting the site and other surrounding major roads;</li> <li>• Title showing the description of the land with lot and DP numbers etc;</li> <li>• Vegetation retention;</li> <li>• Access points and road layout;</li> <li>• Any easements, covenants or other restrictions either existing or proposed on the site;</li> <li>• Type of subdivision proposed (Torrens, strata and/or community title).</li> </ul> </li> <li>7. Conceptual <b>Architectural Concept drawings</b> (where relevant) are to be drawn to scale and illustrate the following general features:             <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land;</li> <li>• indicative building heights and proposed dwelling types</li> <li>• FSR and setbacks</li> </ul> </li> </ol>
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- indicative elevations;
- adaptable housing requirements;
- public domain works, communal facilities and servicing points;
- the height of the proposed development in relation to the land;
- significant level changes;
- parking and vehicular access arrangements;
- pedestrian access to, through and within the site.

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

**Road Hierarchy & Open Space Network Plans** - illustrating indicative road and open space networks.

**Stormwater Concept Plan** – illustrating the concept for stormwater management from the site

**Infrastructure Plans** – conceptual drawings indicating all proposed infrastructure including roads, water supply, water re-use, sewerage and earthworks

**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);

**View Analysis** – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.

**Flood Evacuation Plan** – plan showing the proposed access from the site during extreme flood events.

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for the **Project Application for Stage 1:**

1. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
2. Detailed **Subdivision layout plans** to illustrate the following:-
  - All measurements of proposed and existing allotments;
  - Location of all structures both proposed and retained on site;
  - North point;
  - Name of the road fronting the site and other surrounding major roads;
  - Title showing the description of the land with lot and DP numbers etc;
  - Vegetation retention;
  - Access points;
  - Any easements, covenants or other restrictions either existing or proposed on the site;
  - Type of subdivision proposed (Torrens, strata and/or community title).
9. The **Architectural drawings** (where relevant) are to be drawn to scale and illustrate the following:
  - the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;
  - the floor plans of the proposed buildings indicating apartment location, layout, size and orientation;
  - the location and size of vertical and horizontal circulation of lifts, stairs and corridors;
  - compliance with the design requirements of the *State Environmental Planning Policy (Seniors Living) 2004*;
  - adaptable housing requirements of any LEP or Development Control Plan;
  - section plans illustrating detailed sections of the proposed facades;
  - fenestrations, balconies and other features;

	<ul style="list-style-type: none"> <li>communal facilities and servicing points;</li> <li>the height of the proposed development in relation to the land;</li> <li>any changes that will be made to the level of the land by excavation, filling or otherwise;</li> <li>the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground;</li> <li>parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site; and</li> <li>pedestrian access to, through and within the site.</li> </ul> <p>10. The <b>shadow diagrams</b> for developments comprising two or more storeys are to show solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>11. <b>Other Plans</b> including (where relevant):</p> <p><b>Road Hierarchy &amp; Open Space Network Plans</b> - illustrating detailed road, public transport and open space networks.</p> <p><b>Stormwater Plan</b> - illustrating the plan for stormwater management of the site and must include details of any major overland flow paths through the site and any discharge points to the street drainage system. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided.</p> <p><b>Infrastructure Plans</b> - detailed drawings indicating all proposed infrastructure including roads, water supply, water re-use, sewerage and earthworks</p> <p><b>Coloured elevations</b> - of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties;</p> <p><b>BASIX</b> - BASIX commitments plan and relevant BASIX certificates;</p> <p><b>Erosion and Sediment Control Plan</b> - plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</p> <p><b>Landscaping Plan</b> - plan or drawing that shows the basic 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).</p> <p><b>Waste Management Plan</b> - where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided.</p> <p><b>Construction Management Plan</b> - a plan which outlines traffic and pedestrian management during construction</p>
<b>Specialist advice</b>	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants.
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>10 hard copies of the Environmental Assessment;</li> <li>10 sets of architectural and landscape plans to scale, including set one (1) set at A3 size (to scale); and</li> <li>4 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>

## Attachment 3

### 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
<b>Biodiversity</b>	
<b>Flora and Fauna</b>	Draft Guidelines for Threatened Species Assessment (DEC, 2005)
<b>Bushfire</b>	
	Planning for Bushfire Protection 2001 (NSW Rural Fire Service)
	Australian Standard 3959 – Building in Bushfire Prone Areas
<b>Coastal Planning &amp; Water Bodies</b>	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast (Department of Urban Affairs & Planning, 1997)
	Coastal Design Guidelines for NSW, Coastal Council, March 2003
	NSW Wetlands Management Policy (DLWC, March 1996)
	NSW State Rivers and Estuaries Policy (DLWC, 1992)
	NSW Estuary Management Manual (DLWC, 1992)
	Constructed Wetlands Manual (DLWC, 1998)
<b>Heritage</b>	
	Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A ( Planning 2005)
	Assessing Heritage Significance Update for Heritage Manual (Heritage Office, 2000)
	NSW Heritage Manual (NSW Heritage Office, 1996)
<b>Soils</b>	
	Acid Sulfate Soil Manual (ASSMAC)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
<b>Traffic, Transport &amp; Pedestrian &amp; Cyclist Facilities</b>	
	Guide to Traffic Generating Developments (RTA, 1993)
	RTA Road Design Guide (RTA, 1996)
	Planning Guidelines for Walking and Cycling (DIPNR & RTA, December 2004)
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Ausroads, 2003)
<b>Water</b>	
<b>Water Quality</b>	National Water Quality Management System - Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC 2000)
	Integrated Water Cycle Management Guidelines for NSW Local Utilities, Oct 2004

Aspect	Policy /Methodology
	Water Quality and River flow Objectives (DEC, 2000)
<b>Wastewater</b>	NSW Guidelines for Urban & Residential Use of Reclaimed Water (NSW Water Recycling Coordination Committee, 1993)
	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)
<b>Flooding</b>	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
<b>Groundwater</b>	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
<b>Stormwater</b>	Managing Urban Stormwater :Soils and Construction (NSW Landcom, 2004)
	Managing Urban Stormwater: Source Control (DEC, 1998)
	Managing Urban Stormwater: Treatment Techniques (DEC, 1998)
<b>Waterways</b>	Policy and Guidelines for fish friendly Waterway Crossings (DPI 2004)
<b>Noise and Vibration</b>	
	NSW Industrial Noise Policy (NSW EPA, 1999)
	NSW Environmental Criteria for Road Traffic Noise (NSW EPA, 1999)
	Environmental Noise Control Manual (NSW EPA, 1994)