



NSW GOVERNMENT
Department of Planning

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John Kass, Director
Kass-hermes
Urban Planning + Development
76 Drumalbyn Road, Bellevue Hill
NSW 2023

Our ref: MP05_0199
Your ref:
File: 9041393-1

Dear Mr Kass

Subject: Director-General's Environmental Assessment Requirements for the Environmental Assessment of a Concept Plan for a Proposed Residential Subdivision at George Bass Drive, Rosedale (MP05_0199)

The Department has received your application for the above project (Application Number: 05_0199).

The Director General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the project for a Concept Plan 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.

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 John Arnold on 9228 6398 or email john.a.arnold@planning.nsw.gov.au.


Yours sincerely

 28.12.06

Chris Wilson
Executive Director
as delegate for the Director General

For signature

S.C. Panel site


21/12/06

Attachment 1

Director-General's Environmental Assessment Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	05_0199
Project	A Concept Plan Application for Proposed Residential Subdivision at George Bass Drive, Rosedale
Location	Lots 11, 29, 32, 72, 102, 118, 119 and 213 in DP755902; Lot 2 DP627034 and Lot 2 DP623340
Proponent	Marsim
Date issued	28 December 2006
Expiry date	2 years from date of issue
General requirements	<p>The Environmental Assessment (EA) for the Concept Plan must include:</p> <ul style="list-style-type: none"> • An executive summary; • A outline of the scope of the project including: <ul style="list-style-type: none"> (i) Any development options; (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; (iii) Outline of the staged implementation of the project, if applicable; • A thorough site analysis and description of existing environment; • Consideration of any relevant statutory and non-statutory requirements, in particular relevant provisions of Environmental Planning Instruments, draft South Coast Regional Strategy and Development Control Plans as well as impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; • Where relevant, demonstrate compliance with BCA and relevant Australian Standards for proposed building; traffic, road and parking; utilities; noise and flooding; • An environmental risk analysis of the project including consideration of the issues raised during consultation; • 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; • The plans and documents outlined in Attachment 2; • A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; • A Quantity Surveyor's certificate of cost to verify the capital investment value of the project; and • An assessment of the key issues specified below and a table outlining how these key issues have been addressed.
Key issues	<p>The Environmental Assessment for the Concept Plan must address the following key issues:</p> <ol style="list-style-type: none"> 1. Conceptual Layout <ol style="list-style-type: none"> 1.1. Address the requirements of the <i>Eurobodalla Rural Local Environmental Plan 1987 (as amended)</i> and Eurobodalla Council's <i>DCP No. 160 - Rosedale</i> and <i>DCP No. 157 - Rural Subdivision</i>. Demonstrate consistency with all relevant zone objectives and standards. 1.2. Identify the extent of potential development footprints, building envelopes

- and built form controls, and any significant vegetation to be removed.
- 1.3. Address safety, provision of public reserves, potential perimeter road layouts, pedestrian and bicycle movement to, within and through the site.
 - 1.4. Demonstrate a clear delineation between public and private spaces.
 - 1.5. Identify the indicative staging of the development and the future management of the land (torrens, strata and/or community title).

2. Visual Impact, Amenity and Scale

- 2.1. Demonstrate suitability of the proposal with the surrounding area in relation to potential character, bulk, scale and visual amenity of development resulting from the development having regard to the *Coastal Design Guidelines of NSW (2003)*, *NSW Coastal Policy (1997)*, *State Environmental Planning Policy No. 71 – Coastal Considerations* (specifically Clauses 2 and 8) and the *Eurobodalla Urban Settlement Strategy*.
- 2.2. In accordance with the recommendations of the *Independent Review Panel for Sensitive Lands* demonstrate how the development will ensure the visual separation between Barlings Beach and Rosedale, and along George Bass Drive between Tomakin and Rosedale North.

3. Social and Community

- 3.1. Demonstrate that the development achieves a range of housing types to meet anticipated demographic needs.
- 3.2. Address the social and economic context of the development in terms of infrastructure requirements, access, public transport, community services and facilities, including medical and educational needs.

4. Environmental Protection

- 4.1. Address measures for the conservation of animals and plants and their habitats within the meaning of the *Threatened Species Conservation Act 1995* having regard to the *Draft Guidelines for Threatened Species Assessment (DEC & DPI July 2005)*. Address the measures for the conservation of aquatic species within the meaning of the *Fisheries Management Act 1994*.
- 4.2. Outline the measures for the conservation of existing wildlife corridor values and/or connective importance of vegetation on the subject land, including areas identified as being of high and/or very high ecological status.
- 4.3. Demonstrate how the proposal will allow for the future transition of areas of high environmental conservation value to the new Environmental Conservation Zone 2 areas under the LEP template, particularly in relation to riparian corridors, wetlands, and areas containing Endangered Ecological Communities (EEC's)

5. Riparian Management

- 5.1. In accordance with the objectives of the *draft Eurobodalla Riparian Corridor Study (RCOS)* address riparian zone buffering to the wetland and drainage lines demonstrating how they will be protected and how the downstream environment will not be adversely affected by the proposed development.
- 5.2. Outline management measures to maintain/improve the stability, water quality, habitat and natural function of the wetland. A core riparian zone extending at least 40 metres from the high water mark plus a further 10 metre buffer is required.
- 5.3. A 10 metre riparian buffer zone extending from the 'top of the bank' is required to all drainage lines within the development area.

6. Water Cycle Management

- 6.1. Address *NSW Coastal Policy*, *Wetlands Management Policy*, *Estuary Management Policy*, *State Rivers Policy* and *Estuary Policy*.

6.2. Address potential impacts on the water quality of surface and groundwater, on all water courses, and on ground water dependent ecosystems. Consideration must also be given to the protection of the Bateman's Marine Park.

6.3. Address and outline measures for an Integrated Water Cycle Management Plan (including stormwater concept) based upon Water Sensitive Urban Design principles. This should include measures to ensure no net increase in nutrient/pollutant loads entering the watercourses including both construction and post construction operational management measures.

7. Traffic and Access

7.1. Prepare a Traffic Impact Study (TIS) in accordance with the *RTA Guide to Traffic Generation Developments*.

7.2. Identify the needs to upgrade roads/junctions and improvement works to ameliorate any traffic inefficiency and safety impacts associated with the development, particularly in relation to access points from George Bass Drive. This should include identification of pedestrian movements and appropriate treatments.

7.3. Consult with Eurobodalla Shire Council and the Department of Lands with regard to management and ownership of Crown roads.

8. Hazard Management and Mitigation

8.1. Address the requirements of *Planning for Bush Fire Protection 2001* (RFS) in particular the provision of adequate access for fighting bushfire, adequate asset protection zones and water supply for bushfire suppression operations.

8.2. Prepare a plan of management for fuel management including the provision and maintenance of APZ's, natural area, buffer zones and revegetation.

8.3. Address AS 3959: *Building in Bush Fire Prone Areas*.

8.4. Demonstrate the use of best management sediment and erosion techniques particularly to the area immediately surrounding the SEPP 14 Bevan Wetland.

8.5. Undertake a Flood Study having regard to the requirements of the *NSW Floodplain Management Manual*. Address potential impacts of flooding on the development, the impact of development on flood behaviour (including cumulative impacts), and the impact of flooding on the safety of people over a full range of possible floods up to the probable maximum flood (PMF) and mitigation measures.

8.6. Address sea level rise and coastal inundation restricting where necessary development in low lying areas.

9. Infrastructure Provision

9.1. Address existing capacity and requirements of the development for sewerage, water and electricity in consultation with relevant agencies.

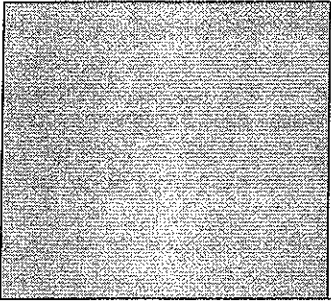
9.2. Identify staging, if any, of infrastructure works.

9.3. Address provision of public services and infrastructure having regard to the Council's Section 94 Contribution Plans.

9.4. Prepare an Odour Management Study to address potential odour issues in conflict with provision of the *POEO Act*. (note: the cost of odour management studies and cost of design and construction of any odour control works at the STP are to be fully funded by the applicant).

9.5. An appropriate buffer distance should be identified in accordance with the *Assessment and Management of Odour from Stationary Sources in NSW (Technical Framework and Supporting Technical Notes (DEC November 2006))*.

	<p>10. Heritage 10.1. Address the <i>draft Guidelines for Aboriginal Cultural Heritage Impact Assessment can Community Consultation (DEC, July 2005)</i>. 10.2. Identify whether the site has significance in relation to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. 10.3. Identify any other items of heritage significance and provide measures for conservation of such items.</p> <p>11. Noise 11.1. Address potential road traffic impacts on future residents and identify appropriate mitigation measures. 11.2. Address potential impacts of demolition, construction and operational noise.</p> <p>12. Soil and Contamination 12.1. Identify the presence and extent of acid sulfate soils on the site and outline appropriate mitigation measures. Identify areas of contamination on site and appropriate mitigation measures. The level of assessment shall be consistent with the <i>Acid Sulfate Soil Manual</i> by ASSMAC.</p>
Consultation	<p>You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:</p> <p>(a) <i>Agencies or other authorities:</i></p> <ul style="list-style-type: none"> • Eurobodalla Shire Council; • NSW Department of Planning – South Coast Regional Office;; • NSW Department of Environment and Conservation; • NSW Department of Natural Resources; • NSW Department of Primary Industries; • NSW Department of Education and Training; • NSW Department of Health • NSW Rural Fire Service; • NSW State Emergency Services; and • relevant Aboriginal Land Council contact. <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>
Deemed refusal period	60 days
Electronic Documents	<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"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files.

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- Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.
 - Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order.

Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.

Attachment 2

Plans and Documents to accompany the Application

Plans of the development

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

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;
 - location and height of existing structures on the site; and
 - location and height of adjacent buildings and private open space.
2. An **aerial photograph** outlining the subject site and surrounding area (at an appropriate scale).
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; and
 - traffic and road patterns, pedestrian routes and public transport nodes.
 - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.
5. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
6. **Conceptual layout plans** to illustrate the following:-
 - Conceptual layout of the proposed development including staging;
 - 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 and road layout;
 - Any easements, covenants or other restrictions either existing or proposed on the site;
 - Type of subdivision proposed (Torrens, strata and/or community title).
7. **Other Plans** including (where relevant):
 - Infrastructure Concept Plans** – conceptual drawings indicating proposed infrastructure including roads, drainage, water, sewerage and earthworks
 - Stormwater Concept Plan** - illustrating the plan for stormwater management of the site and must include details of any drainage lines and major overland flow paths through the site, stormwater treatment measures and any discharge points to existing drainage systems.

	<p>Flood Evacuation Plan – plan showing the proposed access from the site during extreme flood events.</p> <p>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;</p> <p>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);</p>
Specialist advice	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants.
Documents to be submitted	<ul style="list-style-type: none"> • 15 hard copies of the Environmental Assessment; • 15 sets of architectural and landscape plans to scale, including set one (1) set at A3 size (to scale); and • 4 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

Attachment 3

Technical and Policy Guidelines

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, 2004)
Bushfire	
	Planning for Bushfire Protection 2001 (NSW Rural Fire Service)
	Australian Standard 3959 – Building in Bushfire Prone Areas
Coastal Planning & Water Bodies	
	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)
Heritage	
	Draft guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, July 2005)
	NPWS Aboriginal Cultural Heritage Standards and Guidelines Kit – Working Draft (NPWS, September 1997)
	Aboriginal cultural heritage: standards and guidelines (DEC 2005)
	Protecting Aboriginal Objects and Places - Interim Guidelines for Community Consultation (DEC 2005)
Soils & Contamination	
	Contaminated Land: Planning Guidelines for Contaminated Land, Department of Urban Affairs and Planning and the NSW EPA, October 1995.
	Managing Land Contamination: Planning Guidelines – SEPP 55 – Remediation of Land (NSW EPA, 1998)
	Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA, 1997)
	Contaminated Sites – Guidelines on Significant Risk of Harm and Duty to Report (NSW EPA, 1999)
Traffic, Transport & Pedestrian & Cyclist Facilities	
	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)

Aspect	Policy /Methodology
Water	
Water Quality	Australian & New Zealand Guidelines for Fresh & Marine Water Quality (Australian & New Zealand Environment & Conservation Council (ANZECC), October 2000)
	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
	Water Quality and River flow Objectives (DEC, 2000)
	State Water Management Outcomes Plan Order 2002
	NSW Guidelines for Urban & Residential Use of Reclaimed Water (NSW Water Recycling Coordination Committee, 1993)
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 (1998)
Flooding & the Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
Groundwater	NSW Groundwater Policy Framework Document – General (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)
Stormwater	Managing Urban Stormwater :Soils and Construction (NSW Landcom, 2004)
	Managing Urban Stormwater: Source Control (DEC, 1998)
	Managing Urban Stormwater: Treatment Techniques (DEC, 1998)
	Better Drainage: Guidelines for the Multiple Use of Drainage System (PlanningNSW, 1993)
Noise and Vibration	
	NSW Industrial Noise Policy (NSW EPA, 1999)
	NSW Environmental Criteria for Road Traffic Noise (NSW EPA, 1999)
	Environmental Noise Control Manual (NSW EPA, 1994)