

15. Establishment of Helipad and Helicopter Noise Impacts

- 15.1 Address CASA's *Guideline for Establishment and Use of Helicopter Landing Sites (HLS)*, in particular the "Recommended Criteria for a Basic and Standard HLS".
- 15.2 A Noise Assessment Report, prepared by a qualified acoustic consultant is required to investigate potential noise impacts associated with the taking off, approaching and enroute of helicopters to the helipad. The report shall address potential impacts on residential areas and other noise sensitive locations/uses; fauna and their habitats in particular threatened species, populations, or ecological communities of fish or marine vegetation and their critical habitat.
- 15.3 Identify all types of helicopters that are proposed to be used and include flight path, hours and frequency of operation, noise contours/levels, route, noise mitigation measures and/or acoustic treatments and need for such a facility. Best practice in the measurement and prevention/mitigation of noise impacts shall be adopted.

16. Energy Efficiency

- 16.1 Demonstrate intended compliance with the *Lake Macquarie Development Control Plan No. 1 – Volume 1 - Energy Efficiency for Residential and Commercial Buildings* and the *Lake Macquarie Greenhouse Action Plan*.
- 16.2 Identify how the proposal will reduce water usage and greenhouse gas emissions to satisfy BASIX targets.

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:

- Commonwealth Department of Environment, Water, Heritage and the Arts;
- Department of Water and Energy;
- Department of Environment and Climate Change;
- Department of Planning Hunter Regional Office, Newcastle;
- Department of Primary Industries;
- Department of Lands;
- Heritage Council;
- Mine Subsidence Board;
- New South Wales Aboriginal Land Council and Local Aboriginal land Council/s such as the Koompahtoo Local Aboriginal Land Council and other Aboriginal community groups including the Awabakal Descendants Traditional Owners Aboriginal Corporation;
- NSW Road and Traffic Authority;
- Commonwealth Civil Aviation Safety Authority;
- Lake Macquarie City Council;
- NSW Maritime Authority; and
- Hunter Water Board; and
- Relevant energy supply authority.

(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. Consultation should include the *Lake Macquarie Estuary and Coastal Management Committee*, *Lake Macquarie Aquatic Services Committee*, *The Office of the Lake Macquarie and Catchment Coordinator* and the *Lake Macquarie Project Management Committee* and address any issues raised in stakeholder forums

The consultation process and the issues raised should be described in the Environmental Assessment.

Deemed Refusal Period

60 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 as well as the relevant documents will be required to be submitted with your Concept Plan 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;
 - location and height of existing structures on the site;
 - location and height of adjacent buildings and private open space.
2. An **aerial photograph** of the subject site with the site boundary superimposed.
3. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (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. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
6. The **Conceptual Architectural drawings** are to illustrate the following general features:
 - location of any existing building envelopes or structures on the land;
 - and 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 foreshore setbacks;
 - parking and vehicular access arrangements; and
 - pedestrian access to, through and within the site.

	<p>7. 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 indicative planting design and plant species to be used, listing botanical and common names. 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. Foreshore Open Space Plan – showing location of the cycleway/walkway and any proposed structures or easements over the land. Water Cycle Management Plan – showing all hardstand areas and stormwater management systems. Waste Management Plan – showing all sources of waste to be stored, separated or processed including pump-out facilities and holding tanks and spil management procedures</p> <p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted with your application:</p> <p>8. The detailed Architectural drawings associated with the marina buildings and structures are to illustrate the following general features:</p> <ul style="list-style-type: none"> • location of any existing building envelopes or structures on the land; • the sections, elevations and floor plans of buildings/structures associated with the marina; • public domain works, proposed communal facilities and servicing points; • public and private parking and vehicular access arrangements; and • pedestrian access to, through and within the marina site and/or waterway and adjoining foreshore areas. <p>9. The detailed Design Drawings associated with the marina including the breakwater and other associated water based structures including the helipad.</p> <p>10. The detailed Visual Site Analysis associated with the land based development and proposed marina and helipad and associated buildings and structures in the context of surrounding development.</p> <p>11. It is understood the application will be documented to a Project Application standard for the marins including hardstand areas and workshop, helipad, breakwater, travel lift and fuel storage. The detailed environmental/design reports including a Coastal Processes Study, Breakwater Design Study and other relevant assessments to satisfactorily address the issues associated with the marina and associated facilities outlined in Attachment 1.</p>
<p>Specialist advice</p>	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising</p>

	<p>consultants in relation to issues including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Aquatic Ecology and Coastal processes • Flora and Fauna; • Landscaping; • Aboriginal Archaeology and European Heritage; • Geotechnical and/or hydro-geological (groundwater); • Stormwater/drainage and Flood Management; • Urban Design/Architectural; • Traffic and Access; • Contamination in accordance with the requirements of SEPP 55; • Acid Sulphate Soil Management Plan; • Town Planning, visual analysis including justification of proposed building envelopes and heights in relation to relevant controls; • Social and Economic Impact; • Disability Access; • Building Code Australia; • Hydrodynamic Processes; and • Greenhouse Gas Emissions.
Documents to be submitted	<ul style="list-style-type: none"> • 25 hard copies of the Environmental Assessment; • 25 sets of architectural and landscape plans to scale, including ten (10) sets at A3 size (to scale); • 6 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below); and • If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Council to key agencies. • Six (6) full sets of all documentation (EA and plans) (hard copy) to scale for placement in the Morisset Council library
Electronic Documents	<p>Electronic documents presented to Council and the Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • File names will need to be logical so that the Council and 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 Council and Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files. • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Council and Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Council's and Department of Planning's website.</p>

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 Guideline for assessment of impacts on Threatened Species under Part 3A (Department of Planning 2005)
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)
Coastal Planning	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast, NSW Government, 1997
	Coastal Design Guidelines for NSW, PlanningNSW, February 2003
	NSW Wetlands Management Policy (DLWC, March 1996)
Bushfire	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
Contamination of Land	
	Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)
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)
	Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A (Planning 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
Non-Indigenous	Assessing Heritage Significance Update for Heritage Manual (Heritage Office, 2000)
	NSW Heritage Manual (NSW Heritage Office, 1996)
Noise	

Aspect	Policy /Methodology
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS 3671-1989)
Rehabilitation	
	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
Safety and Hazards	
	Electrical Safety Guidelines (Integral Energy)
Soils	
	Acid Sulfate Soil Manual (ASSMAC)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
Traffic & 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 guidelines for the protection of aquatic ecosystems for upland rivers. (ANZECC, 2000)
Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
Groundwater	NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2)
Stormwater	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
Waterways	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
Climate Change	Floodplain Risk Management Guideline – Practical Consideration of Climate Change (DECC 25 October 2007)
EPBC Act	
FOR CONTROLLED ACTION	A Commonwealth Environment Protection and Biodiversity Conservation Act 1999: Guide to implementation in NSW: March 2007

Attachment 4

Agency Responses to Request for Key Issues

- For Information Only

- Lake Macquarie Council
- NSW Department of Primary Industries
- NSW Department of Natural Resources (now known as Department Water and Energy)
- NSW Department of Planning Hunter Regional Office
- NSW Department of Environment and Climate Change (formerly DEC)
- NSW Roads and Traffic Authority
- NSW Department of Lands
- NSW Maritime Authority
- Rural Fire Service
- Civil Aviation Safety Authority