



NSW GOVERNMENT  
**Department of Planning**

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Our ref: MP05\_0031

Bronwyn Seiden  
Watkinson Apperley Pty. Ltd.  
PO Box 495  
Nowra NSW 2541

Dear Ms Seiden,

**Subject: Integrated Tourist Facility and Extraction of Sand at Lot 1 DP 185785, Lot 1 DP 922998 & Lot 9 DP 751268 Crooked River Road & Beach Road, Gerroa (05\_0031)**

The Department has concerns that the above proposal may be inconsistent with the 16 May 2008 Land and Environment Court judgement of *Gerroa Environment Protection Society Inc v Minister for Planning and Cleary Bros (Bombo) Pty Ltd [2008]*. The Department requires clarification of the current development plans for this site. Please make an appointment with the Department to discuss this issue prior to undertaking further development of this proposal.

Additionally it has become necessary to update the Director-General's Environmental Assessment Requirements (DGRs) previously issued to you, dated 3 August 2007. Amendments relate to ensuring consistency with the above judgement and the Department's requirement that potential climate change impacts are addressed as part of any environmental assessment. These requirements supercede previously issued DGRs. The amended DGRs are attached to this correspondence at **Attachment 1**.

Due to the high public interest in development of this site further community consultation is recommended for any substantial changes to the proposal that may be required as a result of these updated DGRs.

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

**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;
- whether the proposal requires an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act* (EPBC Act) and any assessment obligations under that Act;
- consultation and public exhibition arrangements that will apply; and
- copies 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. The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the EA to be hosted on a suitable website with a link to the Department's website.

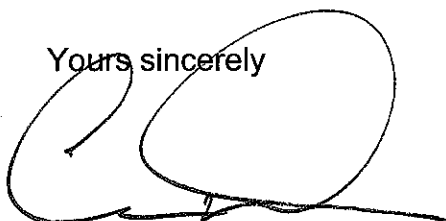
If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance (NES), it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Commonwealth Department of 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 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 Environmental Assessment as would ordinarily be required for 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.

If you have any queries regarding these requirements, please contact Stuart Withington on the details above.

Yours sincerely

A large, stylized handwritten signature in black ink, consisting of a large loop followed by a horizontal stroke.

28.12.08

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*

<b>Application number</b>
MP 05_0031
<b>Project</b>
<p>Integrated Tourist Facility and Sand Extraction</p> <p>The Concept Plan includes:</p> <ul style="list-style-type: none"> <li>Construction of an 18-hole golf course (championship standard);</li> <li>Construction of integrated tourist facilities, including access roads, car park areas, clubhouse, conference centre, health club, 36 dual key hotel rooms and up to 100 short-term stay apartments;</li> <li>Excavation of rock/clay and extraction of sand for site fill and creation of water quality pond;</li> <li>Reinstatement of 10-20 ha of fresh water wetlands within Foy's Swamp;</li> <li>Construction of a stormwater system;</li> <li>Connection of development to Gerroa Sewage Treatment Plant; and</li> <li>Creation of Community Title for tourist apartments.</li> </ul> <p>The proposal includes a Project Application comprising:</p> <ul style="list-style-type: none"> <li>Construction of an 18-hole golf course;</li> <li>Construction of a temporary clubhouse; and</li> <li>Construction of infrastructure (road works, sewerage, electricity) associated with the tourist facilities.</li> </ul>
<b>Location</b>
Lot 1 DP 185785, Lot 1 DP 922998 & Lot 9 DP 751268 Crooked River Road & Beach Road, Gerroa
<b>Proponent</b>
Cleary Bros (Bombo)
<b>Date issued</b>
November 2008
<b>General requirements</b>
<p>The Environmental Assessment (EA) for the <b>Project Application</b> must include:</p> <ol style="list-style-type: none"> <li>An executive summary;</li> <li>An outline of the scope of the project including: <ul style="list-style-type: none"> <li>any development options;</li> <li>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>outline of the staged implementation of the project if applicable;</li> </ul> </li> <li>A thorough site analysis including constraints mapping and description of the existing environment;</li> <li>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.</li> <li>Consideration of the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>.</li> <li>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>

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;
10. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project; and
11. An assessment of the key issues specified below and a table outlining how these key issues have been addressed.

### **Key Issues**

The EA must address the following key issues:

#### **1. Strategic Planning**

- 1.1 Justify the proposal with reference to relevant local, regional and State planning strategies. Provide justification for any inconsistencies with these planning strategies.
- 1.2 Demonstrate consistency with the Sustainability Criteria set out in the South Coast Regional Strategy.

#### **2. Design, Visual Impact and Sustainability**

- 2.1 Demonstrate suitability of the proposal with the surrounding area in relation to bulk, scale, amenity (including noise) and visual amenity having regard to the *Coastal Design Guidelines of NSW* (2003) and the *NSW Coastal Policy 1997*.
- 2.2 Address the visual impact of the proposal in the context of surrounding development and relevant mitigation measures including cumulative impacts.
- 2.3 Amelioration of visual impacts through design, use of appropriate colours, building materials, landscaping and buffer areas must be addressed. Undertake an assessment of the visual impact of the proposal on the catchment and village of Gerroa.
- 2.4 Demonstrate compliance with *SEPP 65- Design Quality of Residential Flat Development*.
- 2.5 An indicative external materials and finishes schedule is to be submitted.
- 2.6 Provide a Building Management Plan providing details in relation to occupancy, management systems, use of amenities and facilities and body corporate roles and responsibilities etc.
- 2.7 Provide details of future stages including conceptual design; infrastructure framework; and indicative FSR, site coverage, heights and built form.

#### **3. Infrastructure Provision**

- 3.1 Address existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.
- 3.2 Address and provide the likely scope of any planning agreement and/or developer contributions with Council/ Government agencies.

#### **4. Traffic and Access**

- 4.1 Prepare a traffic impact study in accordance with Table 2.1 of the *RTA's Guide to Traffic Generating Developments* which addresses, but is not limited to the following matters:
  - The capacity of the road network to safely and efficiently cater for the additional traffic generated;
  - Access to and within the site;
  - Servicing and parking arrangements;
  - Intersection site distances;
  - Connectivity to existing developments;
  - Impact on public transport (including school bus routes);
  - Provision of access for pedestrians and cyclists to, through and within the site; and

	<ul style="list-style-type: none"> <li>Identify suitable mitigation measures, if required to ensure the efficient functioning of the road network.</li> </ul>
4.2	<p>Prepare intersection modelling using aaSIDRA for the junction of the Beach Road (Tannery Road) and the site access, the junction of the Princes Highway and Tannery Road and the junction of Beach Road (Tannery Road) with Crooked River Road considering:</p> <ul style="list-style-type: none"> <li>Holiday peak volumes;</li> <li>AM and PM peak volumes;</li> <li>Existing traffic volumes with and without the development; and</li> <li>10 year projected volumes with and without the development.</li> </ul>
4.3	<p>Protect existing public access to and along the beach and coastal foreshore and provide, where appropriate, new opportunities for controlled public access. Consider access for the disabled, where appropriate.</p>
<b>5. Hazard Management and Mitigation</b>	
<i>Coastal Processes</i>	
5.1	<p>Address coastal hazards and the provisions of the <i>NSW Coastline Management Manual</i>. In particular consider impacts associated with wave and wind action, coastal erosion, sea level rise and more frequent and intense storms.</p>
<i>Contamination</i>	
5.2	<p>Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of <i>SEPP 55 – Remediation of Land</i>.</p>
<i>Acid Sulfate Soils</i>	
5.3	<p>Identify the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures.</p>
<i>Bushfire</i>	
5.4	<p>Address the requirements of <i>Planning for Bush Fire Protection 2006 (RFS)</i>.</p>
<i>Geotechnical</i>	
5.5	<p>Provide an assessment of any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations that address these limitations.</p>
<i>Flooding</i>	
5.6	<p>Provide an assessment of any flood risk on site in consideration of any relevant provisions of the <i>NSW Floodplain Development Manual (2005)</i> including the potential effects of sea level rise and an increase in rainfall intensity.</p>
5.7	<p>Consider the potential impacts of any filling on the flood regime of the site and adjacent lands.</p>
5.8	<p>Provide a flood study that includes reference to the DECC Floodplain Risk Management Guideline '<i>Practical Consideration of Climate Change</i>' and the latest Intergovernmental Panel on Climate Change report. Ensure that all relevant scenarios and combinations of ocean and catchment storm conditions are assessed to determine the potential for flooding of the site. Hydrologic and hydraulic models must be used to investigate and quantify flood behaviour.</p>
<b>6. Impacts on Waterways, Wetlands and Estuary Management</b>	
6.1.	<p>Demonstrate consistency with objectives of the <i>Water Management Act 2000</i>, <i>NSW State Rivers and Estuaries Policy</i>, <i>NSW Estuary Management Policy</i>, the <i>NSW Wetlands Management Policy 1996</i> and the <i>Crooked River Estuary Management Plan</i> (Kiama Council, 2003).</p>
6.2.	<p>Provide details of the impact of excavation works and the proposed raising of existing ground levels on both surface and ground water.</p>
6.3.	<p>Address the impact of modification to site's drainage system in order to reinstate Foys Swamp on the existing drains and the floodplain on the site and adjoining upstream and downstream properties. Prepare a wetland rehabilitation plan to reinstate Foys Swamp. Demonstrate that the wetlands will</p>

be created in accordance with *The Constructed Wetlands Manual (DLWC 1998)* and the *Guidelines for Wetland Restoration Plans (DUAP 1999)*. Allow for greater hydraulic connectivity for improved circulation and continuity of habitat. Incorporate buffer or natural regrowth zones into the golf course design between the fairways/greens and wetlands to minimise invasion of non-native grass species and other weeds into wetland areas.

## 7. Water Cycle Management

- 7.1. Address and outline measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles which addresses impacts on the surrounding environment, drainage and water quality controls for the catchment, and erosion and sedimentation controls at construction and operational stages.
- 7.2. Assess the impacts of the proposal on surface and groundwater hydrology and quality during both construction and occupation of the site. Demonstrate an acceptable level of water quality protection. Refer to the *ANZECC Guidelines for Fresh and Marine Water Quality (2000)*, *NSW State Groundwater Quality Protection Policy (1998)*, *NSW State Groundwater Quantity Management Policy (Policy Advisory Note No 8)* and the *NSW State Groundwater Dependent Ecosystems Policy (2002)*.
- 7.3. Address potential impacts on the water quality of Blue Angle Creek should the removal of the existing weir be desirable to allow natural water movement between Crooked River and Foy's Swamp. The reliance of weirs to control water quality, particularly acid leachate, should be avoided.
- 7.4. Demonstrate that there is an adequate water supply provision and demonstrate that the Gerringong/Gerroa sewerage treatment system has sufficient capacity to convey, treat and manage the sewage generated and that there has been consultation with Councils and Sydney Water in respect of water supply, wastewater disposal and recycled water services.
- 7.5. Provide an Erosion and Sediment Control Plan that details management systems to be put in place to minimise pollution of waters by sediment during construction and operational phases.
- 7.6. Provide details on the role and operation of the proposed water quality pond and how this will be integrated with the wetland rehabilitation.
- 7.7. Demonstrate consistency with *Improving the Environmental Management of New South Wales Golf Courses (DECC 2008)*.

## 8. Heritage and Archaeology

- 8.1. Identify whether the site has Aboriginal cultural heritage significance 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)*.

## 9. Flora and Fauna

- 9.1. Assess the potential impacts of the proposal on flora and fauna taking into consideration impacts on any threatened species, populations, ecological communities and/or critical habitat and any relevant recovery plan in accordance with the *Guidelines for Threatened Species Assessment (DECC, DPI 2005)* available from the Department of Planning. Provide measures for the conservation of flora and fauna, where relevant.
- 9.2. A number of Endangered Ecological Communities are known to occur on site. Targetted mapping of these EECs is required.
- 9.3. Detail measures to buffer and restore the edge of the EECs.
- 9.4. Outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.
- 9.5. Address measures to protect and manage the riparian corridor and adjacent aquatic habitats. In particular demonstrate that adequate native vegetation riparian zone are kept or established on either side of any river or wetland area, specifically: the riparian land should be delineated along a stream and zoned environmental protection; development should be excluded from the riparian zone; natural regeneration of native plants should be encouraged with supplementary planting as required; connectivity along the riparian zone should be maintained/restored; access points should be restricted to location where the environmental impacts will be minimised; stream crossings should be sensitive to habitat connectivity (terrestrial and aquatic); native grasses should be incorporated into the riparian zone especially along the fringe and be declared as 'out of bounds' areas in the golf course layout.
- 9.6. Address clauses 37 and 38 of the Kiama LEP.

9.7. Demonstrate that all building footprints, bushfire protection measures, the golf course, and tracks and trails are located in existing clearings and that all remnant vegetation is retained.
<b>10. Noise and Air Quality</b>
10.1 Provide an appropriate level of air quality impact assessment prepared in accordance with <i>Approved Methods for Modelling and Assessment of Air Pollutants in NSW</i> (EPA, 2001), ensuring in particular that visible dust emissions from material handling, storage, processing, haul roads, transport and material transfer systems are minimised.
10.2 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.
<b>11. Earthworks</b>
11.1 Provide details of proposed and future of the licensed sand dredging operation; the rehabilitation proposals, and its relationship to the golf course development; exact location, proposed depths and areas of excavation, groundwater levels, extraction methods to be used, expected durations and volumes involved and type/size/location of stockpiles.
11.2 Clarify whether a new extractive industry or dredging operation, which is scheduled under the <i>POEO Act, 1997</i> , will be established.
<b>12. Management of Tourist Units</b>
12.1 Provide an outline of provisions for a Community Management Statement that incorporates details relating to occupancy, management systems, use of amenities and facilities and body corporate roles and responsibilities etc. Demonstrate that no part of the development will be used for permanent accommodation. Provide details of appropriate mechanisms, including restrictive covenants to ensure that the development is used for short stay tourist uses only.
<b>13. Other Approvals/Court judgements</b>
13.1 Demonstrate how the proposal relates to other approvals or Court judgements that relate to the site.
<b>14. Socioeconomic Impacts</b>
14.1. Address the potential social and economic impacts of the development.
<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>• Shoalhaven City Council and Kiama Municipal Council;</li> <li>• Department of Environment and Climate Change;</li> <li>• Shoalhaven Water;</li> <li>• Department of Primary Industries;</li> <li>• NSW Rural Fire Service;</li> <li>• Department of Water and Energy;</li> <li>• Roads and Traffic Authority;</li> <li>• Southern Rivers Catchment Management Authority;</li> <li>• Local Aboriginal Land Council/s and other Aboriginal community groups; and</li> <li>• Relevant infrastructure providers.</li> </ul> <p>(b) <i>Public:</i></p> <p>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>
120days



## 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 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;
  - location and height of existing structures on the site; and
  - 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. **Subdivision plans** are to show the following:-
  - The 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;
  - Existing and proposed subdivision pattern including all measurements and sites areas of existing and proposed allotments;
  - Location and details of all proposed roads and footpaths;
  - Location of all structures proposed and retained on site;
  - 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 subdivision;
  - 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;

	<ul style="list-style-type: none"> <li>• Type of subdivision proposed (Torrens, strata and/or community title).</li> </ul> <p>6. The <b>Architectural drawings</b> are to be drawn to scale and illustrate the following general features:</p> <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land;</li> <li>• the floor plans;</li> <li>• the location of lifts, stairs and corridors;</li> <li>• adaptable housing requirements;</li> <li>• section plans;</li> <li>• fenestrations, balconies and other features;</li> <li>• communal facilities and servicing points;</li> <li>• the height of the proposed development in relation to the land;</li> <li>• significant level changes;</li> <li>• parking and vehicular access arrangements; and</li> <li>• pedestrian access to, through and within the site.</li> </ul> <p>7. <b>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>8. <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management from 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>9. <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>10. <b>Landscape Concept Plan</b> – 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> <p>11. <b>Construction Management Plan</b> – 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;</p> <p>12. <b>BASIX</b> – compliance details and relevant certificates;</p> <p>13. <b>View analysis</b> – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development; and</p> <p>14. <b>Shadow Diagrams</b> – diagrams showing solar access to the site and adjacent properties, including the public reserve, at summer solstice (Dec 21), winter solstice (Jun 21) and the equinox (Mar 21 and Sept 21) at 9am, 12 midday, 3pm and 6.30pm.</p>
<b>Specialist advice</b>	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising

	<p>consultants in relation to issues including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Planning</li> <li>• Flora and Fauna;</li> <li>• Bushfire;</li> <li>• Landscaping;</li> <li>• Geotechnical and/or hydro geological (groundwater);</li> <li>• Stormwater/drainage;</li> <li>• Urban Design/Architectural;</li> <li>• Contamination in accordance with the requirements of SEPP 55; and</li> <li>• Acid Sulphate Soil Management Plan.</li> </ul>
<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 one (1) set at A3 size (to scale);</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below); and</li> <li>• 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 Department to key agencies.</li> </ul>
<b>Electronic Documents</b>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> <li>▪ All files must be no bigger than 5 Mb.</li> <li>▪ Large files of more than 5 Mb will need to be broken down and supplied as different files.</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 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
<b>Biodiversity</b>	
<b>Flora and Fauna</b>	Draft Guideline for assessment of impacts on Threatened Species under Part 3A (Department of Planning 2005)
<b>Fish and Aquatic Ecosystems</b>	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)
	Threatened Species Management Manual (NPWS, 1998)
	Draft Threatened Biodiversity Survey and Assessment Guidelines (DECC 2004)
<b>Coastal Planning</b>	
	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)
<b>Bushfire</b>	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
<b>Contamination of Land</b>	
	Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)
<b>Environmental Management Systems</b>	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)
	Improving the Environmental Management of New South Wales Golf Courses (DECC 2008)
<b>Heritage</b>	
<b>Aboriginal</b>	Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A ( Planning 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
<b>Non-Indigenous</b>	Assessing Heritage Significance Update for Heritage Manual (Heritage Office, 2000)
	NSW Heritage Manual (NSW Heritage Office, 1996)
<b>Noise</b>	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS 3671-1989)

Aspect	Policy /Methodology
<b>Erosion and Sediment Control</b>	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
<b>Safety and Hazards</b>	Electrical Safety Guidelines (Integral Energy)
<b>Soils</b>	Acid Sulfate Soil Manual (ASSMAC)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
<b>Traffic &amp; Transport</b>	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
	Guide to Traffic Generating Developments (RTA, 2002)
<b>Urban Design: Cycleway/Pathway Design</b>	Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)
<b>Water</b>	
<b>Rivers and Estuaries</b>	NSW State Rivers and Estuaries Policy
	NSW Estuary Management Policy
<b>Water Quality</b>	ANZECC Guidelines for Fresh and Marine Water Quality (2000)
<b>Floodplain</b>	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
	Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007)
<b>Groundwater</b>	NSW State Groundwater Quality Protection Policy (1998), NSW State Groundwater Quantity Management Policy (Policy Advisory Note No 8) and the NSW State Groundwater Dependent Ecosystems Policy (2002)
<b>Stormwater</b>	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
<b>Waterways</b>	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
<b>Wetlands</b>	NSW Wetlands Management Policy 1996
	The Constructed Wetlands Manual (DLWC 1998)
	Guidelines for Wetland Restoration Plans (DUAP 1999)

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