

**DEPARTMENT OF PLANNING – DIRECTOR GENERAL REQUIREMENTS
PROJECT APPLICATIONS 05-002**

68-70 SOUTH STREET & 116 -118 ST VINCENT STREET, ULLADULLA

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project Description	Mixed use tourist and residential facility over basement car parking comprising: <ul style="list-style-type: none"> • Eight (8) serviced apartments for tourist accommodation • Eighty-six (86) apartments for permanent residential accommodation; and • Two (2) home offices for commercial or retail use. The development comprises 6 buildings of 2, 3 and 4 storeys in height.
Date Lodged	Request for Director-General's Environmental Assessment Requirements made on 24 August 2005
Capital Investment Value	\$10,908,000
Site	68-70 South Street & 116-118 St Vincent Street, Ulladulla, NSW 2539 Lot 4 DP 19751, Lot 1 DP 513718, Lot 5 DP 130607 and Lots 1 & 2 DP 21597
Proponent	Elderslie Property Investments Pty Ltd
Date of Issue	
Date of Expiration	Two (2) years from date of issue
Special Provision	Declared to be a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> by the Minister for Planning on 10 October 2005.
General Requirements	An Environmental Assessment for the project must include: <ul style="list-style-type: none"> • an executive summary; • a description of the proposal including: <ul style="list-style-type: none"> ◦ description of the site, including cadastre and title details; ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ◦ project objectives and need; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; • draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for each project; and • a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Environmental Assessment Requirements	The Environmental Assessment must include assessment of the following key issues: <ul style="list-style-type: none"> • EPIs, Guidelines and Planning Documents – to be addressed: <ul style="list-style-type: none"> ◦ <i>State Environmental Planning Policy (Major Projects) 2005</i> (SEPP MP); ◦ <i>State Environmental Planning Policy No. 11 – Traffic Generating Development</i> (SEPP 11); ◦ <i>State Environmental Planning Policy No. 55 - Remediation of Land</i> (SEPP 55) ◦ <i>State Environmental Planning Policy No. 65 - Design of Quality Residential Flat Development</i> (SEPP 65) ◦ <i>State Environmental Planning Policy No. 71 - Coastal Protection</i> (SEPP 71) ◦ <i>Department of Planning – BASIX Multi-Unit Guidelines</i> ◦ <i>Illawarra Regional Environmental Plan No. 1</i> (Illawarra REP) ◦ <i>Shoalhaven Local Environmental Plan 1985</i> (Shoalhaven LEP 1985) ◦ <i>Development Control Plan No. 18 - Car Parking Guidelines</i> (DCP 18); ◦ <i>Development Control Plan No. 56 - Ulladulla Town Centre Strategy</i> (DCP 56); ◦ <i>Development Control Plan No. 71 - Medium Density Housing</i> (DCP 71)

	<ul style="list-style-type: none"> ○ <i>Shoalhaven City Council Section 94 Contribution Plan</i> <p>The Environmental Assessment report must identify how the proposal complies with the EPIs, DCPs and any relevant planning guidelines and identify the extent of any variations from these controls and provide reasoned justifications for the variations. Where non-compliance or residual environmental impacts occur, consideration of alternatives and/or compensatory works to address impacts must be included.</p> <ul style="list-style-type: none"> • Proposed Development Mix <ul style="list-style-type: none"> ○ Address the objectives of the 3(g) Zone under the Shoalhaven LEP 1985 and DCP 56; and ○ Provide no more than 25% of units within the development to be used for the purposes of permanent residential occupation. • Visual Impact and Design Quality Principles - The Environmental Assessment must include a detailed visual impact assessment, including the following details: <ul style="list-style-type: none"> ○ Assess the cumulative visual impact of the project in the context of adjoining and adjacent development, particularly development at 72 South Street and 133-137 Princes Highway; ○ With visual aids such as scale model and photomontage, demonstrate that the combined elevations of the subject development and adjoining and adjacent development will not have significant visual impact; ○ Demonstrate that the subject development and adjoining and adjacent development will not unduly dominate the southern ridge of the town centre/harbour area; ○ Compliance with Part 2 - Design Quality Principles of SEPP 65, including the elements of context, scale, built form, density, energy and water efficiency, landscape, safety and aesthetics; and ○ Demonstrate that the development is consistent with the character of development in the locality, and the proposed building setbacks must not have unacceptable impacts on privacy, views and overshadowing. • Traffic Impacts (Construction and Operational) - The Environmental Assessment must include a detailed Traffic Impact Study, addressing the following in details: <ul style="list-style-type: none"> ○ Impact of the development on pedestrian traffic; ○ Impact of traffic generation and circulation on both the local road network and arterial roads, including cumulative impacts of adjoining and adjacent development; Princes Highway/South Street and Princes Highway/Deering Street intersections; basement access points, particularly on South Street in the vicinity of the South Street/Boree Street intersection; ○ Identification of any need for road upgrades and improvement works; Address potential parking and traffic impacts and ways to mitigate these impacts, including: <ul style="list-style-type: none"> • Parking requirements • Overflow parking issues • Future management, including any road, access and parking area dedicated to Shoalhaven city Council, and • Any proposed roads or other public areas dedicated to Council. ○ The Traffic Impact Study must also assess the cumulative impacts of adjacent and adjoining development (as described above). This should include intersection modelling of the Princes Highway/Deering Street and Princes Highway/South Street intersections. The aaSIDRA program must be used for intersection modelling to ensure that the 95% back of queue is considered. ○ The Traffic Impact Study shall be prepared in accordance with the RTA "Guide to Traffic Generating Developments". <p>The Environmental Assessment is to include a Statement of Commitments involving commitment to environmental management and mitigation measures on the site. The Statement of Commitments is to include, but not limited to, addressing the following matters:</p> <ul style="list-style-type: none"> • the provision of stormwater management controls for the site and demonstrate
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	<p>compliance with Council's relevant guidelines;</p> <ul style="list-style-type: none"> • engineering and infrastructure requirements during construction, occupation and operational phases (including sediment control); • construction impacts, including dust, noise, traffic, the protection of existing landscaping both on and off site, the structural condition of building, infrastructure and roads, and measures to avoid the generation of waste and to promote re-use and recycling of any waste; • an amenity report that demonstrates surveillance and lighting measures, safety and security, and pedestrian and vehicular access; • energy efficient measures to be undertaken in the development; and • any noise impacts likely to be generated by use of the site and mitigation measures, if necessary to control noise emissions.
Consultation Requirements	<p>You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority (RTA); • Shoalhaven Water; • Shoalhaven City Council; and • Department of Planning – South Coast Regional Office <p>The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p>
Exhibition requirements	<p>The proponent is required to set up a website before any exhibition commences that displays the Environmental Assessment and any other accompanying documents and materials for each project so that this information may be available electronically for the public to view. The proponent may not alter or remove the information available without the prior consent of the Director-General.</p>
Deemed refusal period	<p>Under clause 8E(2) of the environmental Planning and Assessment Regulation 2000, the applicable deemed refusal period is 60 days from the end of the proponent's environmental assessment period for each project.</p>