



NSW GOVERNMENT
Department of Planning

Contact: Michael Woodland
Phone: (02) 9228 6375
Fax: (02) 9228 6540
Email: michael.woodland@planning.nsw.gov.au

Our ref: MP05_0076
File: 9040892

Mr Paul Reid
Pridel Investments Pty Limited
C/- Aspect North
PO Box 278
MACLEAN NSW 2463

Dear Mr Reid

Director General's Requirements for the Environmental Assessment of proposed 121 lot residential subdivision of Lot 2 DP 840016 Pacific Highway, Emerald Beach (MP05_0076).

The Department has received your application for the proposed 121 lot residential subdivision of Lot 2 DP 840016 Pacific Highway, Emerald Beach.

As you are aware, the Department and Coffs Harbour City Council have considered the potential cumulative impacts of a number of Major Project applications in the Moonee Beach to Woolgoolga locality. A Delegation of Senior Departmental Officers has undertaken site inspections and the Department commissioned an independent environmental consultant to consider several of the proposals in context of the high environmental significance of the area.

Initial advice from Delegation and other state agencies have highlighted a number of serious concerns with the above proposal. In particular, specific areas of concern include:

- **Access** – the RTA has not previously supported the proposed intersection onto the Pacific Highway. Support for this intersection and access point needs to be resolved prior to an EA being submitted. Further, the Department is unlikely to support a single access point to the proposal, and while it is noted that a right of way exists onto adjacent land and provides access by way of a timber bridge, the Department has been advised that this bridge may not in fact be located within the right of way. Finally, despite the right of way through the existing caravan park, owners consent for any construction works proposed over this lot would be required.
- **Bushfire Protection** – the Rural Fire Service (RFS) has raised concern to the proposal in terms of access and adequate asset protection zones. In particular, RFS has identified the potential for the road to be cut by fire due to its location within substantial vegetation. The RFS state this may pose a significant threat to the lives of residents, visitors and emergency services personnel and require access roads to be capable of providing adequate access and egress for residents and firefighters in the event of a bushfire.
- **Significant Flora and Fauna** – the eastern portion of the subject site (where subdivision is proposed) has been identified as being an environmentally sensitive heathland/sedgeland area. An expert wetlands ecologist working for the Department

has stated that the wet heath at Emerald Beach is in excellent condition and sufficiently large and protected on its boundaries to remain unaffected by development in the general area. It should receive high protection status. He also noted that areas of coastal wet heath have a very high likelihood of encountering cultural heritage sites. Further, the site is also identified in Council's Koala Plan of Management (KPOM) as being secondary koala habitat. Council has advised that there is currently a koala colony living in this habitat. Any future development needs to consider the ecological significance of the site.

- **Water Management** – the current proposal indicates that the access and development areas are 'flood free'. The Department has been advised that although the areas are above the 1% AEP level, they are in fact not above the PMF and therefore are not 'flood free'. Detailed flood investigations are required for the site with regard to all facets of flood behaviour. It is understood to 'raise' the proposed development areas above areas prone to flooding, significant amounts of fill will be required. The Department has concerns with regard to the amount of filling and the impact this would likely have on the significant ecological values of the site. Further, careful consideration is required in terms of the impact any fill is likely to have on the runoff and drainage regimes.
- **Subdivision Design** – the subdivision layout as proposed is unlikely to be supported based on the following:
 - there are no open spaces (ie. recreation);
 - the excessive use of cul-de-sacs essentially privatises the streets, in particular the laneways may be considered as private access to the beach;
 - the disconnected street pattern will lead to excessive driving;
 - the single entrance/ exit has the potential to lead to poor traffic outcomes;
 - lots are similar in size and shape and do not sustain options for various building types which is likely to restrict diversity of future residents;
 - no apparent consideration has been given to vistas or view corridors; and
 - the proposal does not provide public parking and therefore appears to privatise the location and subsequently the beach, potentially resulting in anti-social behaviour.

Any future subdivision layout should be re-designed in accordance with the Coastal Design Guidelines for NSW.

Despite the above concerns, should you wish to continue with the preparation of an Environmental Assessment (EA), Director-General's Environmental Assessment Requirements (DGRs) have been prepared for the subject proposal and are at **Attachment 1**. These DGRs have been prepared in consultation with Council and relevant agencies and identify significant issues and constraints which need to be resolved prior to the submission of an EA.

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.

The Department believes many of the issues raised will be difficult to resolve on this site and therefore the proposal is unlikely to be supported. By issuing the DGRs, the Department is not endorsing the likelihood of future development on this site. The Department recommends you carefully consider all issues and their impact on your proposal before you proceed to the preparation of an EA.

Please note that the DGRs have been prepared based on the information provided to date. Under section 75F(3) of the *Environmental Planning and Assessment Act 1979* ("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 EA for the project to determine:

- the fees applicable to the application;
- options available in publishing the Environmental Assessment via the Internet; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessments that will be required.

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

Prior to exhibiting the EA, 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 EA does not adequately address the DGRs, the Director-General may require the proponent to revise the EA to address the matters notified to the proponent.

Following this review period the EA will be made publicly available for a minimum period of 30 days. The DGRs will be placed on the Departments website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate if you would arrange for an electronic version of the EA to be hosted on a suitable website with a link to the Departments website.

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 enquiries about these requirements, please contact Michael Woodland on 9228 6375 or via email on michael.woodland@planning.nsw.gov.au

Yours sincerely



20.10.06

Chris Wilson
Executive Director
as delegate for the Director General

Attachment 1

Director-General's Environmental Assessment Requirements

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

Application number	05_0076
Project	<p>Proposed Residential Subdivision at Emerald Beach, Coffs Harbour</p> <ul style="list-style-type: none"> • Project Application for the subdivision of the land to create 121 residential lots, including: <ul style="list-style-type: none"> • Vegetation clearing, earthworks and filling of the site; and • Construction of associated services and infrastructure, and access to the site.
Location	Lot 2 DP 840016, Pacific Highway, Emerald Beach
Proponent	Pridel Investments Pty Limited
Date issued	20 October 2006
Expiry date	Two (2) years from the date of issue
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis and description of existing environment; 3. A detailed description of the project including:- <ol 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; and (iii) Outline (if applicable) the staged implementation of the project. 4. Consideration of any relevant statutory and non-statutory requirements, in particular relevant provisions of Environmental Planning Instruments, Draft Regional Strategies and Development Control Plans (including justifications for any non-compliances) as well as impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; 5. 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; 6. The plans and documents outlined in Attachment 2; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and 8. 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 must address the following key issues:</p> <ol style="list-style-type: none"> 1. Flora and Fauna <ol style="list-style-type: none"> 1.1 Address measures for the conservation of animals and plants (within the meaning of the <i>Threatened Species Conservation Act 1995</i> and <i>Fisheries Management Act</i>

	<p>1994) and their habitats, including existing wildlife corridor values and/or connective importance of any vegetation on the subject land</p> <p>1.2 Address the relevant controls within Council's Koala Plan of Management.</p>
	<p>2. Conservation Areas and Reserves</p> <p>2.1 Address the long-term management and maintenance of the proposed conservation areas / bushland and drainage corridors, including issues such as: ownership, access, revegetation and rehabilitation works, bushfire control maintenance and vegetation management.</p> <p>2.2 Address any likely impacts on Coffs Coast Regional Park, Coffs Coast Reserve and Emerald Beach, including issues such as controlled access routes, fencing, car-parking, emergency access, and measures for dune and vegetation rehabilitation and management.</p>
	<p>3. Water Cycle Management & Impacts on Watercourses</p> <p>3.1 Address any potential impacts on water quality of surface and groundwater, streams/watercourses, wetlands, and the waters of Solitary Islands Marine Park.</p> <p>3.2 Provide a concept plan for Integrated Water Cycle Management (including stormwater management plans), based upon 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.</p> <p>3.3 Liaise with the Department of Natural Resources and Department of Primary Industries/Fisheries in relation to any requirements for water use, water management, and requirements for works within 40m of the top of the bank of any rivers and/or streams, and for bridge and culvert construction.</p>
	<p>4. Earthworks and filling</p> <p>4.1 Address impacts of earthworks and filling on the existing hydrology and water quality, the conservation of animals, plants and habitat, and the management of acid sulphate soils and any contamination of the site.</p> <p>4.2 Provide details of the source of fill including types of material and soils, and details of suitable revegetation planting.</p>
	<p>5. Hazard Management and Mitigation</p> <p>5.1 Address the requirements of <i>Planning for Bush Fire Protection</i> 2001 (Rural Fire Service) including provision of appropriate asset protection zones (located outside conservation areas) and emergency access and egress.</p> <p>5.2 Identify the presence and extent of acid sulphate soils on the site and appropriate mitigation measures.</p> <p>5.3 Identify any areas of contamination on site and appropriate mitigation measures to ensure these can be managed in accordance with relevant statutory and non statutory</p>

	requirements.
5.4	Submit a geotechnical assessment report to establish site suitability for the proposal.
5.5	Provide a flood study which addresses but is not limited to the following matters: <ul style="list-style-type: none"> • The requirements of relevant flooding data in relation to the subdivision layout and minimum site levels; • An assessment of probable maximum flooding, and predicated sea level rises; • Impacts from and to the catchment, including Fiddamans Creek; • Impacts of earthworks and filling; • Potential blockages to the proposed access roads/culverts; and • Requirements for emergency access and evacuation.
5.6	Address coastal processes and hazards and define appropriate 50 and 100 year hazard lines.
5.7	Identify any other site specific natural hazards and appropriate mitigation measures, where relevant.
6.	Traffic Management and Access
6.1	Prepare a traffic impact study in accordance with the RTA's <i>Guide to Traffic Generating Development</i> ; which addresses, but is not limited to the following matters: <ul style="list-style-type: none"> • Adequate and appropriate site access, to accommodate two way traffic, pedestrian and bicycle movements; • Impacts of the RTA's Coffs Harbour Highway Planning Strategy; • Suitability of and impacts of proposed access to and from Fishermans Drive via the right of carriageway over lot 32 DP 1038983 and through an adjacent unformed Crown road; • Total impacts on the existing road network and measures to improve existing road junctions and infrastructure; • Internal road design, turning paths and sight distance requirements; • Provision for service vehicles, emergency access/vehicles, public transport, bicycles, and pedestrians; and • Provision of beachside parking.
7.	Subdivision Design and Layout, and Desired Future Character
7.1	Demonstrate that the subdivision design and layout considers the <i>Coastal Design Guidelines for NSW (2003)</i> and provides appropriate energy efficiency, safety, accessibility, housing diversity, landscaping, open space, and utility servicing.
7.3	Address consistency with the character of existing development, integration and appropriate connections to existing urban areas, and Emerald Beach village, and provision of a continuous network for vehicles (including bicycles) and pedestrians to, within and from the site.
7.4	Address visual impacts and relevant mitigation measures, in

	<p>the context of adjoining and surrounding development, and the setting of the site, from all publicly accessible coastal locations (such as beaches and headlands).</p> <p>7.6 Identify areas of community title control and management.</p> <p>7.7 Provide details of proposed staging that demonstrates how the lots will be released in an orderly and coordinated manner.</p> <p>8. Noise and Amenity</p> <p>8.1 Address potential road traffic noise impacts for future residents, and appropriate mitigation measures.</p> <p>8.2 Demonstrate that the proposal will be designed, constructed, operated and maintained so that there are no adverse impacts on amenity of the locality.</p> <p>9. Infrastructure Provision</p> <p>9.1 In consultation with relevant agencies, address the existing capacity and requirements of the development for sewerage reticulation, water supply, electricity, waste disposal and telecommunications services. Identify staging, if any, of infrastructure works.</p> <p>9.2 Address provision of public services and infrastructure having regard to the Council's <i>Section 94 Contribution Plan</i>, including availability and adequacy of open space and the need for surf life saving services.</p> <p>10. Heritage</p> <p>10.1 Identify whether the site has significance in relation to Aboriginal cultural heritage and identify appropriate measures to preserve any significance.</p> <p>10.2 Identify any other items of heritage significance and provide measures for conservation of such items.</p> <p>11. Land Ownership</p> <p>11.1 Address land ownership and provision of owners' consent for all parcels of land involved in the proposed development, including the land within the proposed access via the right of carriageway over lot 32 DP 1038983 and through an adjacent unformed Crown road (administered by the NSW Department of Lands).</p>
	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during preparation of the environmental assessment.</p> <p>(a) Agencies or other authorities</p> <ul style="list-style-type: none"> • Coffs Harbour City Council; • Coffs Harbour Water • NSW Department of Natural Resources; • NSW Department of Environment and Conservation; • NSW Department of Primary Industries; • NSW Department of Lands; • NSW Rural Fire Service; • NSW Roads and Traffic Authority;

	<ul style="list-style-type: none"> • Solitary Islands Marine Park Authority; • Northern Rivers Catchment Management Authority; • Telstra; • Country Energy • Commonwealth Department of Environment and Heritage; • Local Aboriginal Land Council/s; and <p>(b) Public</p> <p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any issues arising from community consultation and an effective communications strategy</p> <p>The consultation process and the issues raised are to be described in the Environmental Assessment.</p>
Deemed refusal period	60 days.



Attachment 2

Plans and Documents to accompany the Application

Plans and Documents of the development	<p>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:</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> • 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. 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. 3. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> • 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 • 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. 4. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1. 5. Detailed Subdivision layout plans to show the following:- <ul style="list-style-type: none"> • 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; • Type of subdivision proposed (Torrens, strata and/or community title). 6. Stormwater Concept Plan - 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
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	<p>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>7. 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>8. 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> <p>9. Construction Management Plan – 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>
Specialist advice	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practicing consultants in relation to issues including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Flora and Fauna; • Bushfire; • Traffic; • Landscaping; • Geotechnical and/or hydrogeological (groundwater); • Stormwater/drainage; • Urban Design/Architectural; • Contamination in accordance with the requirements of SEPP 55; • Acid Sulphate Soil Management Plan..
Documents to be submitted	<ul style="list-style-type: none"> • Initially only 1 hard copy of the Environmental Assessment and 1 set of plans should be submitted to the Department, so that a preliminary test of adequacy can be carried out, prior to final submission of all documentation. 10 hard copies of the Environmental Assessment; • 10 sets of subdivision plans and other plans as specified above, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).
Electronic Documents	<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"> • 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. • 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.
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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 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	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities, Working Draft (Department of Environment and Conservation, 2004)
	Draft Guidelines for Threatened Species Assessment (Departments of Environment and Conservation, and Primary Industries, 2005, available from Department of Planning)
	Atlas of NSW Wildlife (NSW National Parks and Wildlife Service, www.wildlifeatlas.nationaparks.nsw.gov.au)
	NSW BioNet Website (www.bionet.nsw.gov.au)
	Threatened Species: Species, Populations, and Ecological Communities of NSW (www.threatenedspecies.environment.nsw.gov.au/index.aspx)
	Key Habitats and Corridors for Forest Fauna: A Landscape Framework for Conservation in North-East NSW (David Scotts NSW NPWS, Occasional Paper 32, June 2003)
	Interim Guidelines for Targeted and General Flora and Fauna Surveys under Native Vegetation Conservation Act (former Department of Land and Water Conservation 1999)
Fish and Aquatic Ecosystems	Policy and Guidelines Aquatic Habitat Management and Fish Conservation (NSW Fisheries, 1999)
	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)
	Policy and Guidelines for Fish Friendly Waterway Crossings (NSW Fisheries, 2003)
Bushfire	
	Planning for Bushfire Protection 2001 (NSW Rural Fire Service)
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 of NSW, 2003)
	Far North Coast Regional Strategy (Department of Planning, draft, 2006)
	Coastal Dune Management Manual (Department of Land and Water Conservation, 2001)
	Rehabilitation Manual for Australian Streams (I Rutherford, K Jeries, N Marsh- Land and Water Resources Research and Development Corporation, 2000)

Aspect	Policy /Methodology
	NSW Wetlands Management Policy (Department of Land and Water Conservation, 1996)
Environmental Management Systems	
	Guidelines for Preparation of Environmental Management Plans (DIPNR, 2004)
Heritage	
	The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter). Guidelines to the Burra Charter (Australia International Council on Monuments and Sites, 1999)
	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (Department Environment and Conservation 2005, available from Department of Planning)
	Aboriginal Cultural Heritage Standards & Guidelines Kit (DEC, 1997)
	NSW Heritage Manual and Assessing Heritage Significance (NSW Heritage Office, July 2001)
	NSW Heritage Manual (NSW Heritage Office, 1996)
	Assessing Heritage Significance: A NSW Heritage Manual update (NSW Heritage Office, 2001)
	Guidelines for Photographic Recording of Heritage Items (NSW Heritage Office, 1994)
	How to Prepare Archival Records of Heritage Items (NSW Heritage Office, 1998)
Lighting	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Association of Australia, 1997, AS 4282)
Noise & Vibration	
	Environmental Criteria for Road Traffic Noise (Department of Environment and Conservation 1999)
	Noise Guide for Local Government (Department of Environment and Conservation, 2004)
	Environmental Noise Management Manual (Roads and Traffic Authority, 2001)
	Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006)
	NSW Industrial Noise Policy (Department of Environment and Conservation, 2000)
	Interim Guidelines for Applicants: Consideration of Rail Noise and Vibration in the Planning Process (Rail Infrastructure Corporation & State Rail Authority, November 2003).
Safety, Security & Risk Assessment	
	Crime Prevention and the Assessment of Development Applications (former PlanningNSW, April 2001)
	The Demolition of Structures (Standards Australia, 2001, AS 260)
	Multi-Level Risk Assessment Guidelines (former Department of Urban Affairs & Planning, 1999)
Soils & Contamination	
	Acid Sulfate Soil Manual (Acid Sulfate Soils Management & Advisory Committee [ASSMAC], 1998; published by DUAP)

Aspect	Policy /Methodology
	Contaminated Sites: Sampling Design Guidelines (former Environment Protection Authority, 1995)
	Contaminated Sites: draft Guidelines for the NSW Auditor Scheme (former Environment and Protection Authority, 2 nd edition, 2002)
	Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (former Environment Protection Authority, 1999, revised 2003)
	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land, (former Department of Urban Affairs & Planning and the Environment Protection Authority 1998.
	Soil and Landscape Issues in Environmental Impact Assessment (former Department of Land and Water Conservation Technical Report No. 34, 2000)
	Taking on the Challenge: NSW Salinity Strategy (former Department of Land and Water Conservation, 2000)
Sustainability	
	The Building Sustainability Index, BASiX – www.basix.nsw.gov.au
Traffic, Transport & Pedestrian & Cyclist Facilities	
	Guide to Traffic Generating Developments (Roads and Traffic Authority, 1993)
	Planning Guidelines for Walking and Cycling (former Department of Infrastructure Planning and Natural Resources & RTA, December 2004)
	Traffic Control at Worksites Guidelines (Roads and Traffic Authority, September 2003)
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Ausroads, 2003)
Urban Design	
	Neighbourhood Character: An Urban Design Approach for Identifying Neighbourhood Character (former Department of Urban Affairs and Planning, 1998)
	Residential Densities: A Handbook Illustrating the Urban Design Characteristics of Different Densities (former Department of Urban Affairs and Planning, 1998)
	Mixed Use in Urban Centres, Guidelines for Mixed Use Development, (PlanningNSW, 2001)
	Better Urban Living: Guidelines for Urban Housing in NSW, (former Urban Design Advisory Service & Department of Urban Affairs and Planning, 1998)
	Urban Form: An Urban Design Approach for Understanding the Urban Form of Regional Centres (former Department of Urban Affairs and Planning, 1998)
	Residential Flat Design Code (Urban Design Advisory Service, 2002)
	Residential Flat Design Pattern Book (Urban Design Advisory Service, 2001)
Waste	
	Wastewater Reuse in the Urban Environment: Selection of Technologies (LandCom, 2006)

Aspect	Policy /Methodology
Water	
Water Quality	Australian & New Zealand Guidelines for Fresh & Marine Water Quality (Australian & New Zealand Environment & Conservation Council (ANZECC), 2000)
	Coastal Lakes: Independent Inquiry into Coastal Lakes (Healthy Rivers Commission, April 2002)
	Marine Water Quality Objectives for NSW Ocean Waters, North Coast (Department of Environment and Conservation, 2005)
	Local Planning for Healthy Waterways: Using NSW Water Quality Objectives (Department of Environment and Conservation, 2006)
	Using the ANZECC Guidelines and Water Quality Objectives in NSW (Department of Environment and Conservation, 2006)
Flooding & the Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
	Restoring the Balance: Guidelines for Managing Floodgates and Drainage Systems on Coastal Floodplains (former NSW Agriculture/Department of Primary Industries, 2003)
Groundwater	Guidelines for Groundwater Protection in Australia (Australian & New Zealand Environment & Conservation Council (ANZECC), 1995)
	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	Water Sensitive Urban Design Strategy: Best Planning and Management Practices (Book Two) (NSW Landcom, 2004)
	Water Sensitive Planning Guide and Practice Notes for Sydney Region, (Upper Parramatta River Catchment Trust for WSUD in Sydney Region, 2003, www.wsud.org)
	Managing Urban Stormwater: Source Control (former Environment Protection Authority, draft 1998)
	Managing Urban Stormwater: Treatment Techniques (former Environment Protection Authority, draft 1997)
	Managing Urban Stormwater: Soils & Construction "The Blue Book" (NSW Landcom, 2004)
	Managing Urban Stormwater: Harvesting and Reuse (Department of Environment and Conservation, 2006)
	Australian Rainfall and Runoff (Institution of Engineers, Australia, revised edition 1997)
	Australian Runoff Quality (Institution of Engineers, Australia, 2005)
	Better Drainage: Guidelines for the Multiple Use of Drainage System (former PlanningNSW/DUAP, 1993)