



NSW GOVERNMENT  
**Department of Planning**

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

BBK Development Corporation Pty Limited  
PO Box 79  
COFFS HARBOUR NSW 2450

Our ref: 05\_0095  
File: 9040928

Dear Sir/Madam,

**Director-General's Requirements for the Environmental Assessment of the proposed Residential Subdivision of 1 Hearn's Lake Road, Woolgoolga into 86 lots (MP05\_0095).**

The Department has received your application for the residential subdivision of Lot 4 DP612977, 1 Hearn's Lake Rd, Woolgoolga into 86 lots.

The Director-General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the project are attached to this correspondence at **Attachment 1**. These requirements have been prepared in consultation with the relevant government agencies including council.

**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 DGEARs 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 2 weeks before you propose to submit the Environmental Assessment 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 Environmental Assessment are provided 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.

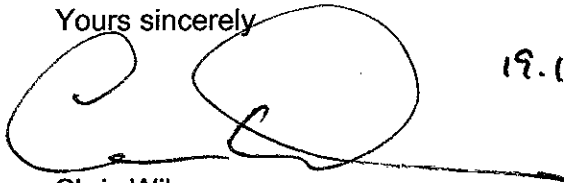
---

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. The 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](mailto:michael.woodland@planning.nsw.gov.au)

Yours sincerely

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.

19.10.06

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_0095
Project	<b>Proposed Residential Subdivision Hearnese Lake Road, Woolgoolga</b> <ul style="list-style-type: none"> <li>• <b>Project Application</b> for the subdivision of the land to create 86 residential lots, including:</li> <li>• Construction of associated services, roads, infrastructure and access to the site.</li> </ul>
Location	Lot 4 DP 612977, 1 Hearnese Lake Road, Woolgoolga
Proponent	BBK Development Corporation Pty Limited
Date issued	19 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"> <li>1. An executive summary;</li> <li>2. A thorough site analysis and description of existing environment;</li> <li>3. A detailed description 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; and</li> <li>• Outline (if applicable) the staged implementation of the project.</li> </ul> </li> <li>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>;</li> <li>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;</li> <li>6. The plans and documents outlined in <b>Attachment 2</b>;</li> <li>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</li> <li>8. An assessment of the key issues specified below and a table outlining how these key issues have been addressed.</li> </ol>
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> <li>1. <b>Flora and Fauna</b> <ol style="list-style-type: none"> <li>1.1 Address the conservation of animals and plants (within the meaning of the <i>Threatened Species Conservation Act 1995</i> and <i>Fisheries Management Act 1994</i>) and their habitats, including conservation of existing wildlife corridor values</li> </ol> </li> </ol>

	<p>and/or connective importance of any vegetation on the subject land.</p> <p>1.2 Consider any koala habitat and vegetation identified on the site as being of high and/or very high value ecological status.</p> <p><b>2. Conservation Areas</b></p> <p>2.1 Address the long-term management and maintenance of conservation areas including ownership and control, management and maintenance funding, public access, revegetation and rehabilitation works and bushfire management.</p> <p><b>3. Water Cycle Management &amp; Impacts on Watercourses and on Hearn's Lake</b></p> <p>3.1 Address potential impacts on water quality of surface and groundwater of streams/watercourses, wetlands, waters of Solitary Islands Marine Park and on the water quality, biology and morphology of Hearn's Lake.</p> <p>3.2 Provide a concept plan for Integrated Water Cycle Management (including stormwater management plan/s) based upon Water Sensitive Urban Design principles, which addresses but is not limited to water quality targets and specific stormwater strategies as identified in Council's DCP for Hearn's Lake/Sandy Beach.</p> <p>3.3 Address and recommend appropriate measures to provide best management practice, monitoring and ongoing maintenance for sediment and erosion control.</p> <p>3.4 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/culvert construction.</p> <p><b>4. Hazard Management and Mitigation</b></p> <p>4.1 Address the requirements of <i>Planning for Bush Fire Protection 2001</i> (RFS), including the location of the required Asset Protection Zones (APZ), access and egress, and water supply.</p> <p>4.2 Identify the presence and extent of any acid sulfate soils on the site and appropriate mitigation measures.</p> <p>4.3 Identify any areas of contamination on site and appropriate mitigation measures.</p> <p>4.4 Provide a geotechnical assessment to establish site suitability for the proposal.</p> <p>4.5 Provide a flood study which addresses but is not limited to the following matters</p> <ul style="list-style-type: none"> <li>• The requirements of relevant flooding data in relation to the subdivision layout and minimum site levels.</li> <li>• An assessment of probable maximum flooding, and predicted sea level rises.</li> <li>• Impacts from and to Hearn's Lake.</li> <li>• Impacts of earthworks and any filling.</li> </ul>
--	---

- Requirements for emergency access and evacuation.
- 4.6 Identify and mitigate any other site-specific natural hazards and appropriate mitigation measures, where relevant.

## **5. Traffic Management and Access**

- 5.1 Address traffic impact by means of a 'Traffic Impact Study' in accordance with the Roads and Traffic Authority's *Guide to Traffic Generating Development*; which addresses but is not limited to the following:
- Impacts of RTA's Pacific Highway Planning Strategy;
  - Existing and proposed access conditions, including access requirements to and from Bosworth Road, and limitations nominated in Council's Hearn's Lake/Sandy Beach DCP on the number of lots to access Pacific Highway pending completion of alternative access via Bosworth Road;
  - The road layout and intersection geometry of the subdivision to provide adequate sight distances and visibility in accordance with Council's technical guidelines for subdivision and any other relevant standards; and
  - Provision for access for emergency vehicles, for public transport, bicycles and pedestrians.

## **6. Subdivision Design and Layout, and Desired Future Character**

- 6.1 Demonstrate that the subdivision design and layout considers the Coastal Design Guidelines for NSW (2003) and provides for appropriate energy efficiency, safety, accessibility, housing diversity, landscaping and utility servicing.
- 6.2 Demonstrate that the subdivision layout, road design and infrastructure provision will be consistent with any relevant Australian Standards, Council, RTA, and other agency engineering guidelines and specifications.
- 6.3 Address integration with and connections to existing urban areas including public access through the site, and any temporary pedestrian and cycleway access arrangements to Hearn's Lake Road, pending completion of access and collector through to Bosworth Road, as detailed the Hearn's Lake/Sandy Beach DCP.
- 6.4 Address visual impacts of the project and relevant mitigation measures in the context of adjoining and surrounding development and in relation to its setting, from all publicly accessible coastal locations (eg beaches, headlands etc).
- 6.5 Address buffer requirements to wetlands and estuaries and Hearn's Lake, as detailed in the Hearn's Lake/Sandy Beach DCP, and any relevant Estuary Management Plan and Study.
- 6.6 Provide details of potential building envelope, built form and design quality controls and the means for implementing them.
- 6.7 Identify any areas of community title control and management
- 6.8 Provide details of any staging that demonstrates the lots will

	<p>be released in an orderly and coordinated manner.</p> <p><b>7. Noise</b></p> <p>7.1 Address noise impacts and appropriate mitigation measures arising from potential road traffic noise and from adjacent industrial land uses (existing and potential).</p> <p><b>8. Infrastructure Provision</b></p> <p>8.1 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>8.2 Address provision of public services and infrastructure having regard to the Council's <i>Section 94 Contribution Plan</i>.</p> <p><b>9. Heritage</b></p> <p>9.1 Identify whether the site has significance in relation to Aboriginal cultural heritage and identify appropriate measures to preserve any significance.</p> <p>9.2 Identify any other items of heritage significance and provide measures for conservation of such items.</p> <p><b>10. Land Ownership</b></p> <p>10.1 Address land ownership and provision of owners' consent for all parcels of land involved in the proposed development, including the land to the north of the subject site (lot 61 DP1005804 and Lot 16 DP263289) over which access to Bosworth Road is to be provided.</p>
<b>Consultation</b>	<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"> <li>• Coffs Harbour City Council;</li> <li>• Coffs Harbour Water</li> <li>• NSW Department of Natural Resources;</li> <li>• NSW Department of Environment and Conservation;</li> <li>• NSW Department of Primary Industries;</li> <li>• NSW Department of Lands;</li> <li>• NSW Rural Fire Service;</li> <li>• NSW Roads and Traffic Authority;</li> <li>• Solitary Islands Marine Park Authority;</li> <li>• Northern Rivers Catchment Management Authority;</li> <li>• Telstra;</li> <li>• Country Energy</li> <li>• Commonwealth Department of Environment and Heritage;</li> <li>• Local Aboriginal Land Council/s; and</li> </ul> <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</p>

	<p>effective communications strategy</p> <p>The consultation process and the issues raised are to be described in the Environmental Assessment.</p>
<b>Deemed refusal period</b>	60 days.





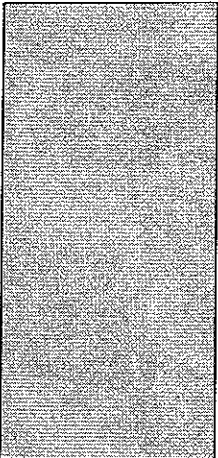
## Attachment 2

### Plans and Documents to accompany the Application

<b>Plans and Documents of the development</b>	<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"> <li>1. The <b>existing site survey plan</b> is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> <li>• the location of the land, the measurements of the boundaries of the land, the size of the land and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings and private open space.</li> </ul> </li> <li>2. A <b>Site Analysis Plan</b> 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.</li> <li>3. A <b>locality/context plan</b> drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space, water courses and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes</li> <li>• 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.</li> </ul> </li> <li>4. The <b>Environmental Assessment</b> in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</li> <li>5. Detailed <b>Subdivision layout plans</b> to show the following:- <ul style="list-style-type: none"> <li>• The location, boundary dimensions, site area and north point of the land, and names of roads fronting the land;</li> <li>• Title showing the description of the land with lot and DP numbers etc;</li> <li>• Existing and proposed subdivision pattern including all measurements and sites areas of existing and proposed allotments;</li> <li>• Location and details of all existing and proposed roads and footways/pathways, including relevant cross sections;</li> <li>• Cross sections of roads, including gradients, widths, road names, footpaths etc.</li> <li>• Location of all structures proposed and retained on site;</li> <li>• Existing and proposed finished levels in relation to roads and structures;</li> <li>• Location and details of access points to the subdivision;</li> <li>• Existing vegetation on the land and vegetation to be retained;</li> <li>• Location of services and infrastructure, and proposed methods of draining the land;</li> <li>• Any easements, covenants or other restrictions either existing or proposed on the site;</li> <li>• Type of subdivision proposed (Torrens, strata and/or community title).</li> </ul> </li> <li>6. <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management from the site and including details of any major overland flow paths through the site and any discharge points to the street drainage</li> </ol>
---	--



	<p>system. Where on 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> <ol style="list-style-type: none"> <li>7. <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.</li> <li>8. <b>View analysis</b> – Artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.</li> <li>9. <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).</li> <li>10. <b>Demolition and Waste Management Plan</b> – where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided.</li> <li>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.</li> </ol>
<b>Specialist advice</b>	<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"> <li>• Flora and Fauna;</li> <li>• Bushfire;</li> <li>• Traffic;</li> <li>• Landscaping;</li> <li>• Geotechnical and/or hydrogeological (groundwater);</li> <li>• Stormwater/drainage;</li> <li>• Urban Design/Architectural;</li> <li>• Contamination in accordance with the requirements of SEPP 55;</li> <li>• Acid Sulphate Soil Management Plan.</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 10 hard copies of the Environmental Assessment;</li> <li>• 10 sets of subdivision plans and other plans as specified above, including one (1) set at A3 size (to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).</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>• 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.</li> <li>• 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.</li> </ul>

- 
- 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.

## 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 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>	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)
	NSW BioNet Website ( <a href="http://www.bionet.nsw.gov.au">www.bionet.nsw.gov.au</a> )
	Threatened Species: Species, Populations, and Ecological Communities of NSW ( <a href="http://www.threatenedspecies.environment.nsw.gov.au/index.aspx">www.threatenedspecies.environment.nsw.gov.au/index.aspx</a> )
	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)
<b>Fish and Aquatic Ecosystems</b>	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)
<b>Bushfire</b>	
	Planning for Bushfire Protection 2001 (NSW Rural Fire Service)
<b>Coastal Planning &amp; Water bodies</b>	
	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)
	Coastal Lakes: Independent Inquiry into Coastal Lakes (Healthy Rivers Commission, 2002)
<b>Environmental Management Systems</b>	
	Guidelines for Preparation of Environmental Management Plans (DIPNR, 2004)
<b>Heritage</b>	
	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)
<b>Lighting</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Association of Australia, 1997, AS 4282)
<b>Noise &amp; Vibration</b>	
	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).
<b>Safety, Security &amp; Risk Assessment</b>	
	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)
<b>Soils &amp; Contamination</b>	

Aspect	Policy /Methodology
	Acid Sulfate Soil Manual (Acid Sulfate Soils Management & Advisory Committee [ASSMAC], 1998; published by DUAP)
	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 <sup>nd</sup> 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)
<b>Sustainability</b>	
	The Building Sustainability Index, BASIX – <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
<b>Traffic, Transport &amp; Pedestrian &amp; Cyclist Facilities</b>	
	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)
<b>Urban Design</b>	
	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)
<b>Waste</b>	

Aspect	Policy /Methodology
	Wastewater Reuse in the Urban Environment: Selection of Technologies (LandCom, 2006)
<b>Water</b>	
<b>Water Quality</b>	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)
<b>Flooding &amp; the Floodplain</b>	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)
<b>Groundwater</b>	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)
<b>Stormwater</b>	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, <a href="http://www.wsud.org">www.wsud.org</a> )
	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)