



NSW GOVERNMENT
Department of Planning

Contact: Paulina Hon
Phone: 9228 6106
Fax: 9228 6540
Email: paulina.hon@planning.nsw.gov.au
Our ref: 09_0052
Your ref:
File: S09/00143

Mr Lawson Fredericks
Project Manager
Miltonbrook Project Management Pty Ltd
PO Box 152
ALBION PARK NSW 2527

Dear Mr Fredericks

Subject: Proposed urban development, public recreation and national park at Sussex Inlet Road, Sussex Inlet ('One Tree Bay') (09_0052)

The Department has received your application for the proposed new township at One Tree Bay, Sussex Inlet (09_0052).

The Director-General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the concept application with part project application 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 will be required upon submission of your proposal.

As the proposal requires a rezoning to proceed, you are strongly advised to ensure the EA documentation is consistent with the studies undertaken as part of the draft Local Environmental Plan No.LP400 ('Draft LEP'), particularly the appropriate developable areas.

Please be advised that the exhibition of the EA cannot occur prior to exhibition of the Draft LEP as the latter sets the permissibility framework for the proposal. Furthermore, the Major Project cannot be approved until the Draft LEP has been made pursuant to section 70 of the *Environmental Planning and Assessment Act 1979* (the Act).

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.

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

Please 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. Note that you will need to provide a signed statement from a Quantity Surveyor to verify the capital investment value of the project;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the EA that will be required.

A list of some relevant technical and policy guidelines which may assist in the preparation of the EA are attached 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.

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 the 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 section 75U of the Act, Part 3A applications do not require certain permits/approvals required under other legislation. These matters are considered as part of the Part 3A assessment 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 EA as would ordinarily be required for the issue of 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.

Copies of responses from government agencies to the Department's request for key issues and assessment requirements are enclosed at **Attachment 4**. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the EA.

Request to waive further assessment requirements

Reference is made to your request for the Department to waive further assessment requirements in relation to the *Housing Demand and Economic Impact Report* (prepared by Patrick Partners, dated November 2007) and *Flora and Fauna Assessment* (prepared by Kevin Mills & Associated, dated November 2007) which were provided as part of the rezoning application to Council. The Department considers that these documents contain relevant information which can inform the environmental assessment as part of the Concept and Project Application.

It is noted that detailed surveys for threatened flora and fauna have already been undertaken for the site. The Department of Environment and Climate Change has reviewed the information and advise that the current survey work will need to be supplemented with additional survey work for the following species: Eastern pigmy possum, *Cryptostylis hunteriana*, Large-footed Myotis, Eastern False Pipistrelle, Eastern Bent-wing bat, Eastern Freetail bat, Large-eared Pied bat, Yellow-bellied Sheath-tail bat and Greater Broad-nosed bat. In addition, areas of 'High Conservation Value Land' will need to be mapped. Please refer to DGR 10 at Attachment 1.

The social and economic analysis that has been undertaken to date will need to be updated based on the 2006 census data, provide more information on the anticipated housing supply in the area, demonstrate how the development will provide 'affordable' housing, and justify the proposed retail services in the town centre. Please refer to DGR 6 at Attachment 1.

If you have any queries regarding these requirements, please contact Paulina Hon on 9228 6106 or email paulina.hon@planning.nsw.gov.au.

Yours sincerely

26.5.09


Chris Wilson
Executive Director
Major Projects Assessment
as delegate for the Director General

cc: Mr David McGowan

Attachment 1

Director-General's Environmental Assessment Requirements

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

Application number
09_0052
Project
<p>Concept Application for a mixed use residential/commercial/retail/tourist development at One Tree Bay comprising: approximately 2000 dwellings (including torrens title lots, apartments in the town centre and seniors housing), recreational/community areas and a mix of commercial, retail/tourist facilities. The plan will also provide indicative staging, indicative infrastructure requirements and dedication of land as a National Park.</p> <p>Project Application for Stages 1 and 2 of the development comprising: 86 lot residential subdivision, boat launching facility and jetty, dedication of land as National Park plus associated infrastructure requirements.</p>
Location
Lot 8 DP 755937, Lot 74 DP 1122624, Lot 2 DP 1094024 and Lot 52 DP 1033684, off Sussex Inlet Road, Sussex Inlet, Shoalhaven local government area ('One Tree Bay')
Proponent
Miltonbrook Project Management Pty Ltd
Date issued
__ May 2009
General requirements
<p>The Environmental Assessment (EA) for the combined Concept Application and part Project Application must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A detailed description of the proposal (for the Project Application); 3. An outline of the scope of the project (for the Concept Application) including: <ul style="list-style-type: none"> • any development options; • 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; • outline of the staged implementation of the project if applicable; 4. A thorough site analysis including constraints mapping and description of the existing environment; 5. 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; 6. Consideration of the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; 7. Consideration of impacts, if any, on matters of National Environmental Significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; 8. 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; 9. The plans and documents outlined in Attachment 2; 10. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and 11. An assessment of the key issues specified below and a table outlining where in the EA these key issues have been addressed.

Attachment 1

Director-General's Environmental Assessment Requirements

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

Application number
09_0052
Project
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Proponent
Miltonbrook Project Management Pty Ltd
Date issued
26 May 2009
General requirements
<p>The Environmental Assessment (EA) for the combined Concept Application and part Project Application must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A detailed description of the proposal (for the Project Application); 3. An outline of the scope of the project (for the Concept Application) including: <ul style="list-style-type: none"> • any development options; • 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; • outline of the staged implementation of the project if applicable; 4. A thorough site analysis including constraints mapping and description of the existing environment; 5. 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; 6. Consideration of the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; 7. Consideration of impacts, if any, on matters of National Environmental Significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; 8. 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; 9. The plans and documents outlined in Attachment 2; 10. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and 11. An assessment of the key issues specified below and a table outlining where in the EA these key issues have been addressed.

Key Issues	
1. Strategic Planning	
1.1	Justify the proposal with reference to relevant local, regional and State planning strategies, including the draft Local Environmental Plan to amend the zoning of the site. Provide justification for any inconsistencies with the planning strategies.
1.2	Demonstrate consistency with the South Coast Regional Strategy, in particular, the Sustainability Criteria (Appendix A1).
1.3	Demonstrate consistency with the Sussex Inlet Strategy, in particular, address the supply and demand for residential and commercial land in the locality in terms of anticipated future needs.
2. Urban Design, Subdivision Layout and Design Guidelines	
2.1	Demonstrate the consistency of the proposed subdivision design and layout with the <i>Coastal Design Guidelines for NSW</i> , <i>NSW Coastal Policy 1997</i> and <i>SEPP 71 – Coastal Protection</i> .
2.2	Identify the type of subdivision proposed across the site i.e. community, torrens, strata. Provide a draft community management statement if community title is proposed. Provide details of any existing subdivision approvals already obtained for the site.
2.3	Discuss the desired future urban form of the development and the means for implementation, covering issues such as: proposed road hierarchy and character, indicative lot layout, open space network, public domain/built form interface, building envelopes, building heights and gross floor areas.
2.4	Justify the proposed residential housing mix in terms of lot size, density and staging. Provide details of proposed mix of tenure (purchase and rental).
2.5	Outline the location of proposed cultural/community facilities and commercial facilities.
2.6	Provide details of the staging of the development, with consideration for the commercial centre being established at the earliest stage of the development.
2.7	Outline the long-term management and maintenance of any areas of open space or conservation (including cycleways and walking paths) including ownership and control, management and maintenance funding, public access, revegetation and rehabilitation works and bushfire management. Confirm the extent and purpose of any Crown land to be included as part of the development and provide details of land proposed to be dedicated to Council/other government agencies. Provide a description of access management and reserve protection to safeguard of the integrity of the 30m wide Crown land foreshore reserve.
2.8	Demonstrate the seniors housing component (of the Project Application) complies with the objectives of the <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> .
2.9	If Design Guidelines are to be prepared, they should address (in addition to item 2.3 above) the following: <ul style="list-style-type: none"> • Specify location and quantity of proposed housing mix (e.g. apartments, townhouses, shop-top housing and detached houses). • Details of development controls for various building typologies such as setbacks, floor space ratios, site coverage etc. • Indicate how the street layout allows servicing of the higher density and the mixed use lots. • Address safer by design issues. • Provide objectives and measures which encourage housing diversity and adaptable housing. • Specify how the guidelines relating to the residential component would relate to the NSW Government's <i>Housing Code</i> and the <i>SEPP (Exempt and Complying Development Codes) 2008</i>.
3. Visual Impact	
3.1	Provide an assessment of the visual impact of the proposal (particularly the proposed town centre buildings) in the context of surrounding development and relevant mitigation measures. In particular, address impacts on the amenity of the foreshore, overshadowing of public reserves, loss of views from public places and cumulative impacts.
4. Sustainable Development	
4.1	Demonstrate how the development (at regional, local and allotment scale) will commit to Ecologically Sustainable Development (ESD) principles in design, construction and operation, including commitments to sustainability relating to water consumption, water reuse, waste minimisation and the minimisation of energy use and car dependency.
4.2	Demonstrate the development is capable of achieving the requirements of <i>Building Sustainability Index (BASIX)</i> and what commitments will be made on other environmental rating tools such as Greenstar and the Australian Building Rating Scheme, for non-residential development the public domain, open space and community facilities.
4.3	Prepare an Energy Savings Action Plan in accordance with the requirements of the <i>Department of Water and Energy</i> and the <i>Guidelines for Energy Savings Action Plans</i> (DEUS 2005).

5. Infrastructure Provision

- 5.1 Address existing capacity and requirements of the development for sewerage, water supply, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works. Where capacity can not be serviced by existing infrastructure, demonstrate how the development will be serviced. Ensure proposed infrastructure (such as stormwater basins, wetlands, cycling/walking tracks) are located on private land and outside of any riparian corridors/ecological buffers.
- 5.2 Address and provide the likely scope of any planning agreements and/or development contributions with Council/ Government agencies (including relevant community/state infrastructure contributions).

Water Supply, Sewerage and Re-use Schemes

- 5.3 Prepare a site-specific Development Servicing Plan (DSP) that sets out timings and requirements for sewer and water servicing.
- 5.4 Undertake water supply hydraulic investigations on the trunk water supply system from Bewong Reservoir to support the development and already planned population growth.
- 5.5 Prepare a sewerage hydraulic design report for the development which assesses the:
- Capacity of the existing wastewater treatment plant, including the sand dune exfiltration system for the discharge of treated wastewater from the development;
 - Potential for the use of pressure collection systems; and
 - Suitability for a reclaimed water supply system to support the development;
- 5.6 Investigate the opportunity for a decentralised sewerage treatment plant and reuse system on the site to assist in achieving an environmentally sustainable development.

6. Socio-economic Impacts

- 6.1 Provide a social and economic impact study for the development. Address the social and economic context of the development in terms of infrastructure requirements (including health and medical requirements), public transport, community services and facilities, and impacts on surrounding communities. Provision of an appropriate school site should be identified.
- 6.2 Provision of affordable housing should be considered and included into the development, where appropriate. Proposal should ensure a range of housing options are available to meet the needs of diverse households and ensure equitable access to new housing by various cultural and socio economic groups.
- 6.3 Provide a justification for the proposed town centre and retail/commercial services. Demonstrate the proposed commercial floor space adequately caters for the community.

7. Traffic and Accessibility

- 7.1 Prepare a transport impact study in accordance with the draft *Interim TMAP Guidelines* (NSW Ministry of Transport & RTA) and/or Table 2.1 of the RTA's *Guide to Traffic Generating Developments* and relevant Council codes, which addresses the following matters:
- Assessment of the likely trips and modes of travel generated by the proposal, and measures to increase access by public transport, walking and cycling;
 - Consideration given to traffic generations and distributions to and from the Princes Highway;
 - Consideration given to the impact of the development on the junction of the Princes Highway and Sussex Inlet Road. Adequacy, number and dimensions of access roads should be specified;
 - Examines the impacts of the development at the junction of the Princes Highway and Sussex Inlet Road (using SIDRA modelling) for AM and PM peaks for a base year and 10 year scenario, with and without the development. Where necessary, the developer should outline any works required at the junction to ameliorate the impacts of the development and provide concept plans of these works showing property boundaries. (Note: suitable agreement with affected property owners will be required where treatments are located outside of the road reserve);
 - Consideration of the cumulative impact of the development (and other proposed developments in the area e.g. Badgee Lagoon area) on Sussex Inlet Road;
 - Consideration of the increased use of Sussex Inlet Road from this development and the wider Sussex Inlet and southern localities based on the Sussex inlet Strategy;
 - Consideration of the impact on the existing Sussex Inlet commercial centre parking and traffic generated by residents of the development using the existing facilities;

7.2	<ul style="list-style-type: none"> Provides details of the proposed public transport linkages between the site, the existing Sussex Inlet settlement and the greater Shoalhaven locality; and details of the pedestrian and bicycle linkages between the site, the existing Sussex Inlet settlement and the greater Shoalhaven locality; Identifies and make commitments to measures (including staging) to improve and facilitate public and non-car transport mode, such as through the provision of bus stop infrastructure and pedestrian and cycling network; Demonstrates consistency of the proposal with the NSW Government's <i>Integrating Land use and Transport Policy</i> package and the <i>NSW Planning Guidelines for Walking and Cycling</i> (2004); and Determines the transport infrastructure and recurrent servicing costs to Government in proceeding with the development. <p>Internal Road Arrangements (for Project Application and Staging of the residential and commercial development) should be designed in accordance with Council's DCP 100 and justifications for any inconsistencies.</p>
8. Hazard Management and Mitigation	
<i>Coastal Processes</i>	
8.1	Address coastal hazards and the provisions of the <i>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.
<i>Contamination</i>	
8.2	Provide a Preliminary Contamination Assessment, identifying any contamination on site and appropriate mitigation measures in accordance with the provisions of <i>SEPP 55 – Remediation of Land</i> .
<i>Acid Sulfate Soils</i>	
8.3	Identify the presence and extent of acid sulfate soils on the site (and off site, especially where infrastructure easements and roadworks are required for the development) and, where relevant, appropriate mitigation measures. Identify the need for an Acid Sulfate Management Plan (prepared in accordance with ASSMAC Guidelines).
<i>Bushfire</i>	
8.4	Address the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS) including asset protection zones, access arrangements, water supplies and utilities, building construction and design, and emergency management arrangements.
<i>Geotechnical</i>	
8.5	Provide a detailed assessment of any geotechnical limitations that may occur on the site and, if necessary, appropriate design considerations addressing the limitations
<i>Flooding</i>	
8.6	Provide an assessment of any flood risk on site (for the full range of floods including events greater than the design flood, up to probable maximum flood; and from coastal inundation, catchment based flooding or a combination of the two) and having consideration of any relevant provisions of the <i>NSW Floodplain Development Manual 2005</i> . The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, address the impact of the development (including any earthworks/filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event.
8.7	Assess the potential impacts of sea level rise and an increase in rainfall intensity on the flood regime of the site and adjacent lands with consideration of <i>Practical Consideration of Climate Change – Floodplain Risk Management Guideline</i> (DECC, October 2007) and the <i>Draft Sea Level Rise Policy Statement</i> (NSW Government, Feb 2009).
<i>Emergency Evacuation</i>	
8.8	Consider the need for emergency evacuation plans for the development to address hazards such as bushfires and flooding in consultation with relevant emergency services.
9. Water Cycle Management and Water Quality	
9.1	Prepare an Integrated Water Cycle Management Strategy for the overall development which

	considers water supply, sewage, stormwater and catchment management interactions of the urban water cycle issues.
9.2	Address stormwater management, based on Water Sensitive Urban Design principles, which addresses impacts on the surrounding environment, drainage/on-site detention and water quality controls for the catchment, and erosion and sedimentation controls at construction and operational stages. Demonstrate the proposed water quality protection measures will have a high probability of achieving no net increase in pollutant loadings during the construction and operational phases. Provides details on the future management and maintenance of the system.
9.3	Assess the impacts of the proposal on surface water and groundwater during both construction and occupation of the site. Demonstrate adequate protection of receiving waters, including St Georges Basin, Bae-Al Creek, Boorooungan Creek, SEPP 14 wetlands and groundwater aquifers.
10. Flora and Fauna	
10.1	Assess the potential direct and indirect impacts of the development (including the jetty, boat ramp and other waterfront structures) on flora and fauna taking into consideration impacts on any threatened species, populations, ecological communities, aquatic habitats, and/or critical habitat and any relevant recovery plan in accordance with DECC's <i>Guidelines for Threatened Species Assessment</i> (2005) and the <i>Threatened Species Assessment Guidelines: The Assessment of Significance</i> (DECC Aug 2007). Describe the actions that will be taken to avoid or mitigate impacts or compensate unavoidable impacts, where relevant.
10.2	Verify and map areas of 'High Conservation Value Land' including Endangered Ecological Communities, threatened fauna habitat, threatened flora habitat, wildlife corridors, old growth forest, wetland and wader habitat. Any additional survey work should be undertaken in accordance with DECC requirements (DECC letter dated 18 May 2009 in Attachment 4).
10.3	Outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.
10.4	Address measures to protect and manage riparian corridors. A minimum 50m wide fully vegetated riparian corridor should be established from top of shore of St Georges Basin.
10.5	Demonstrate that suitable mechanisms are in place to ensure biodiversity values of the site are maintained/improved in perpetuity (such as through a Voluntary Planning Agreements and/or the use of Biodiversity Certification).
11. Native Vegetation	
11.1	Assess proposed native vegetation clearing with consideration of potential impacts and, if applicable, provide details of an offset strategy or other suitable mitigation measures to ensure that there is no net loss of native vegetation values.
12. Heritage and Archaeology	
12.1	Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. The assessment must address the information and consultation requirements of the draft <i>Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation</i> (DEC 2005) and <i>Interim Community Consultation Requirements for Applicants</i> (DEC 2004).
13. Waterway Impacts	
13.1	Assess the suitability of the site for the establishment of a new boat launching facility and jetty including: <ul style="list-style-type: none"> • Preparation of bathymetric studies of the area between the shoreline where the ramp and jetty will be located and the deeper waters of the Basin at Indian Spring Low Water; • Presence and location of seagrass and macroalgae beds which could be at risk from boat propeller damage; • Predictions of the level/frequency of use; and • The need for dredging to create a navigation channel to achieve suitable water depth.
14. Noise	
14.1	Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures.

Consultation

You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:

(a) *Agencies or other authorities:*

- Shoalhaven City Council (including Shoalhaven Water);
- Department of Environment and Climate Change;
- Department of Lands;
- Department of Primary Industries;
- Department of Water and Energy;
- Department of Education and Training;
- Ministry of Transport;
- Roads and Traffic Authority;
- NSW Rural Fire Service;
- South East Sydney Illawarra Health Service;
- Housing NSW;
- NSW Police Service;
- Relevant service providers;
- State Emergency Service; and
- Relevant Local Aboriginal Land Council/s and other Aboriginal community groups.
- Relevant Federal Government agencies (e.g. Department of Housing and Ageing)

(b) *Public:*

Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation, and an effective communications strategy. The consultation process and the issues raised should be described in the Environmental Assessment.

Deemed Refusal Period

120 days

Attachment 2

Plans and Documents to accompany the Application

Plans and Documents of the development

The following plans, architectural drawings and diagrams of your proposal and relevant documents must 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 of wetlands on and adjacent to site;
 - 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. A **zoning plan** must be provided which shows the existing and proposed zoning overlaid with the proposed development layout. An extract of the land use table or relevant clauses from the subject LEP is required.
6. **Subdivision and Layout Plans** are to be drawn to scale and illustrate the following general features:
 - 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 current lot and DP numbers etc;
 - Location of any existing building envelopes or structures on the land;
 - Location of all structures proposed and retained on site;
 - Proposed dwelling types;
 - Location of proposed public open space;
 - Location and extent of asset protection zones, riparian corridors and buffers to wetlands/watercourses;
 - Public domain works, proposed communal facilities and servicing points;
 - Indicative building heights shown as building envelopes in elevation, significant level changes;
 - Parking and vehicular access arrangements;
 - Pedestrian access to, through and within the site;
 - Location and details of all proposed roads and footpaths (including road hierarchy);
 - Location and details of access points to the development;
 - Existing vegetation on the land and vegetation to be retained;
 - Location of services and infrastructure, and proposed methods of

	<p>draining the land;</p> <ul style="list-style-type: none"> • Any easements, covenants or other restrictions either existing or proposed on the site; and • Type of subdivision proposed (Torrens, strata and/or community title). <p><u>For the project application</u>, plans should also include:</p> <ul style="list-style-type: none"> • Detailed drawings indicating all proposed infrastructure including roads, water supply, water re-use, sewerage and earthworks. A plan is to be provided showing the location of future sewage pumping station sites including sewerage rising main land and easement corridors (if required). • Cross sections of roads, including gradients, widths, road names, footpaths etc; and • Cut and Fill plans showing proposed earthworks including existing and proposed finished levels in relation to roads, footpaths and structures. <p>7. View analysis – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.</p> <p>8. Riparian Corridor and Asset Protection Zone (APZ) Plan are to be drawn to scale and show the location of:</p> <ul style="list-style-type: none"> • St Georges Basin foreshore, watercourses and top of shore/bank, • the riparian corridors, including the core riparian zone and vegetated buffer; • location of APZs; • The footprint of the proposed development in relation to the riparian corridors; • Any proposed revegetation of the riparian corridors; and • Land uses adjacent to the riparian corridor (e.g. boundaries of roads, basins, and any other works adjacent to the riparian corridor). <p>9. Stormwater Concept Plan - plan showing concept for stormwater management from the site and must include details of any major overland flow paths through the site and any drainage/discharge points. Site discharge calculations should be provided. Stormwater treatment methods to be used to maintain water quality/quantity must be identified. <u>For the project application</u>, drainage plans will need to be provided to show the location, size and type of pipes and pits to be used including hydraulic grade lines and any onsite detention, locations of GPT's and where and how the drainage will be discharged. All drainage will be required to be designed for 1:10 ARI. Water quality report will need to be provided as part of the stormwater plan and include:</p> <ul style="list-style-type: none"> • Full specification of modelling assumptions • Description of baselines (including no development scenario, proposed development scenario and rural residential subdivision scenario for a 40Ha minimum lots). • Description of physicochemical water quality objectives for stormwater emanating from the site. • Discharge rates under a range of rainfall scenarios and development stages with particular emphasis upon the rainfall quantity/intensity required to initiate discharge to the basin. • Undertake water quality monitoring to test accuracy of predictions and provide feedback. • Describe management and supervision of both macro and micro-water quality controls including those by independent contractors operating on the site. • Discuss the need for proposals for water quality improvement works at other locations to offset any potential residual water quality decline. • Describe proposals for independent auditing of water quality protection measures and means for implementation. <p>10. 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>
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	<p>11. Erosion and Sediment Control Plan (project application) – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</p> <p>12. Construction Management Plan (for project application) – 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 practising consultants in relation to issues including, the following:</p> <ul style="list-style-type: none"> • Urban Design/Development Control; • Flora and Fauna; • Bushfire; • Cultural heritage; • Geotechnical and/or hydrogeological (groundwater); • Stormwater/drainage and Flood Management; • Traffic and Access; • Contamination; • Social and Economic Impact; and • Noise.
Documents to be submitted	<p>Both hard copy and electronic versions of the Environmental Assessment will be required to be submitted. Please contact the Department prior to submitting your Environmental Assessment to determine how many copies will be required. If the Environmental Assessment is bulky, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.</p>
Electronic Documents	<p>All electronic documents presented to the Department for publication via the Internet should be approximately 5 Mb. Large files of more than 5 Mb will need to be broken down and supplied as different files.</p>

Attachment 3

State Government technical and policy guidelines

The following list provides relevant technical and Policy Guidelines which may assist in the preparation of the Environmental Assessment. It should be noted, however, that this list is not exhaustive as other documents and policies may need to be reviewed. It is also important to note that not of all of these guidelines may be relevant to your proposal.

The majority of these documents can be found on the relevant Departmental Websites, on the NSW Government's on-line bookshop at <http://www.bookshop.nsw.gov.au> or on the Commonwealth Government's publications website at <http://www.publications.gov.au>.

Aspect	Policy /Methodology
Biodiversity	
Flora and Fauna	Draft Guidelines for Threatened Species Assessment (DEC & DPI, 2005)
	Draft Threatened Biodiversity Survey and Assessment Guidelines (DEC, 2004)
	Threatened Species, Populations and Ecological Communities of NSW Catchments (http://www.threatenedspecies.environment.nsw.gov.au)
Fish and Aquatic Ecosystems	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings, NSW Fisheries, 2003.
	Threatened Species Management Manual, NPWS, 1998.
Bushfire	
	Planning for Bushfire Protection 2006, NSW Rural Fire Service
Coastal Planning	
	NSW Coastal Policy 1997 - A Sustainable Future for the New South Wales Coast (NSW Government 1997)
	Coastal Design Guidelines for NSW (Planning NSW, February 2003)
	NSW Wetlands Management Policy (DLWC, March 1996)
Community Consultation	
	Guidelines For Major Project Community Consultation, (NSW Department of Planning, 2007) http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%2000P%20GuideMaiProjComConsult%20BR0.pdf
Contamination and Soils	
	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Best Practice in Contaminated Sites, Commonwealth DEH, 1999, ISBN 0 642 546460.
	Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites, (EPA, 1997)
	Contaminated Sites – Guidelines for the NSW Site Auditor Scheme, (EPA 1998)
	Contaminated Sites: Sampling Design Guidelines, EPA, 1999.
	Acid Sulfate Soil Manual, NSW Acid Sulfate Soil Management Advisory Committee (ASSMAC), 1998.
Environmental Management Systems	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans, DIPNR, 2004.
Heritage	
Aboriginal	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC July 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
Non-	Assessing Heritage Significance Update for Heritage Manual, NSW Heritage Office,

Aspect	Policy /Methodology
Indigenous	2000
	Statements of Heritage Impact, NSW Heritage Office 2002
	NSW Heritage Manual, NSW Heritage Office 1996
Noise	
	NSW Industrial Noise Policy, DEC, 2000
	Environmental Criteria for Road Traffic Noise, EPA, 1999
	Acoustics - Road traffic noise intrusion - Building siting and construction, Standards Australia, 1989, AS 3671-1989.
	Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, 2000, AS 2021-2000.
Sustainability	
	Department of Water and Energy and the Guidelines for Energy Savings Action Plans (DEUS 2005).
Safety and Hazards	
	Electrical Safety Guidelines (Integral Energy)
Traffic and Transport	
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
	Guide to Traffic Generating Developments (RTA, 2002)
	Integrating Land Use and Transport Policy package (DUAP, 2001)
	Planning Guidelines for Walking and Cycling (DIPNR and RTA, 2004)
	Draft Interim Transport Management Accessibility Plan Guidelines (www.transport.nsw.gov.au)
Urban Design: Cycleway/Pathway Design	
	Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas, Version 2, DIPNR/DNR.
Water	
Water Quality	Water quality guidelines for the protection of aquatic ecosystems for upland rivers, (ANZECC, 2000).
	Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
Water Management Structures/ Dams	Harvestable rights and the calculation of Maximum Harvestable Right Dam Capacity: Farm Dams Assessment Guide, DWE. (http://www.naturalresources.nsw.gov.au/water/farm_dams/index.shtml)
Effluent Reuse	Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land, DIPNR, 2005.
	Floodplain Risk Management Guideline – Practical Consideration of Climate Change, (DECC 2007)
Groundwater	NSW Groundwater Policy Framework Document – General (DLWC 2000)
	NSW State Groundwater Quality Protection Policy (DLWC 1998)
	NSW Groundwater Dependent Ecosystem Policy (DLWC 2000)
Rivers and Estuaries	NSW State Rivers and Estuaries Policy (DLWC 1993)
Wetlands	NSW Wetlands Management Policy (DLWC 2000)

Aspect	Policy /Methodology
Stormwater	Managing Urban Stormwater: Soils & Construction, NSW Landcom, March 2004.
Waterways	Waterways Crossing Design & Construction, Version 4 – DIPNR/DNR Draft Guidelines.

Attachment 4

Agency Responses to Request for Key Issues - For Information Only

NSW Maritime (letter dated 6 May 2009)
Department of Environment and Climate Change (letter dated 18 May 2009)
Ministry of Transport (letter dated 19 May 2009)
NSW Department of Education and Training (letter dated 19 May 2009)
South Eastern Sydney Illawarra Area Health Service (letter dated 19 May 2009)
Department of Water and Energy (letter dated 20 May 2009)
Shoalhaven City Council (draft letter provided 21 May 2009. Final letter to be provided)
Shoalhaven Water (letter dated 21 May 2009) and accompanying minutes from meeting between
Shoalhaven Water/Miltonbrook/Cardno Forbes Rigby (dated 15 May 2009)
Department of Defence (letter dated 21 May 2009)
Roads and Traffic Authority (letter dated 22 May 2009)
Department of Primary (letter dated 26 May 2009)
Housing NSW (letter dated 26 May 2009)

Note: Outstanding comments are due from the Rural Fire Service.