



NSW GOVERNMENT  
**Department of Planning**

Contact: Thomas Mithen  
Phone: 9228 6443  
Fax: 9228 6540  
Email: [thomas.mithen@planning.nsw.gov.au](mailto:thomas.mithen@planning.nsw.gov.au)  
Our ref: 09\_0144  
file no. S09/01373  
Your ref:

Killalea Coastal Investments  
Level 40/2  
The Chifley Tower  
Chifley Square  
NSW 2000

Dear Mr Shaw

**Subject: Proposed Tourist Facility at Killalea State Park (MP09\_0144)**

The Department has received your application for the proposed tourist facility at Killalea State Park.

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

**Attachment 2** lists the relevant plans and documents which will be required upon submission of your proposal.

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.

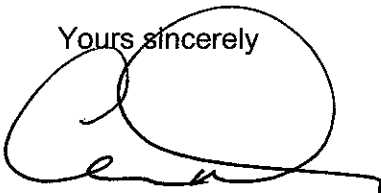
Please note that under section 75U of the Act, Part 3A applications do not require certain permits/approvals required under other legislation. These matters are considered as part of the Part 3A assessment process. For example, Section 87 permits and Section 90 consents under the *National Parks and 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.

If you have any queries regarding these requirements, please contact Thomas Mithen on 9228 6443 or email [thomas.mithen@planning.nsw.gov.au](mailto:thomas.mithen@planning.nsw.gov.au).

Yours sincerely



8.9.09

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

**Attachment 1**  
**Director-General's Environmental Assessment Requirements**

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

<b>Application number</b>
MP09_0144
<b>Project</b>
Construction of 106 tourist accommodation lodges and associated facilities including conference, restaurant, activities centre and parking in two separate development areas.
<b>Location</b>
Lot 1 DP 609762, Lots 17, 18 & 19 DP 3710 and Lot 21 DP 1010797 - Buckleys Road, Shellcove.
<b>Proponent</b>
Killalea Coastal Investments
<b>Date issued</b>
<b>General requirements</b>
<p>The Environmental Assessment (EA) for the <b>Concept Application</b> must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. An outline of the scope of the project including: <ul style="list-style-type: none"> <li>• any development options;</li> <li>• justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest;</li> <li>• outline of the staged implementation of the project if applicable;</li> </ul> </li> <li>3. A thorough site analysis including constraints mapping and description of the existing environment;</li> <li>4. 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 (SEPP 71), Illawarra Regional Strategy and Council's Development Control Plans;</li> <li>5. Consideration of the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>;</li> <li>6. Consideration of impacts, if any, on matters of National Environmental Significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>;</li> <li>7. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>8. The plans and documents outlined in <b>Attachment 2</b>;</li> <li>9. 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>10. An assessment of the key issues specified below and a table outlining where in the EA these key issues have been addressed.</li> </ol>

<b>Key Issues</b>	
The EA must address the following key issues:	
<b>1. Strategic Planning</b>	
1.1	Justify the proposal with reference to relevant local, regional and State planning strategies and provide sound justification for any inconsistencies with these planning strategies.
1.2	Demonstrate consistency with the <i>New South Wales State Plan</i> .
1.3	Justify the scale and nature of the development in terms of the zone objectives under <i>Shellharbour Local Environmental Plan 2000</i> which seek to protect prominent undeveloped foreshore areas.
<b>2. Public Access</b>	
2.1	Provide details of measures to protect existing public access throughout the Park including public access to the beach and coastal foreshore.
2.2	Demonstrate how the proposal will integrate with other works such as access trails, picnic areas etc outside the development areas identified in the <i>Killalea State Park Plan of Management</i> .
<b>3. Future Use</b>	
3.1	Provide details of the proposed lease arrangements in relation to occupancy, management systems, use of amenities and facilities and owners corporation roles and responsibilities.
3.2	Demonstrate that no part of the development will be used for permanent residential accommodation.
3.3	Provide details of appropriate mechanisms, including restrictive covenants to ensure the development is used for short stay tourist purposes only and not residential development.
3.4	Provide details of proposed activities centre, restaurant, café and conference uses in terms of type of functions, number of patrons, size, staffing, hours of operation and parking/servicing.
<b>4. Urban Design</b>	
4.1	Demonstrate suitability of the proposal with the surrounding area in relation to building form and design, amenity, density and visual amenity having regard to the <i>Coastal Design Guidelines of NSW (2003)</i> , <i>NSW Coastal Policy 1997</i> and <i>SEPP 71 – Coastal Protection</i> .
4.2	Provide a Design Statement prepared by a registered architect that outlines the development context, design objectives, uses proposed, layout, open space network, public domain/built form interface and materials and finishes.
4.3	Prepare a site analysis justifying the siting and layout having regard to visual analysis, protection of existing vegetation, natural features, topography and interface with the existing park facilities.
<b>5. Visual Impact</b>	
5.1	Prepare a detailed Scenic Qualities Study and Visual Impact Assessment that identifies scenic qualities/landscape character and the capacity of the landscape to absorb change without significant detriment. The assessment must address visual prominence, visibility and areas where change in vegetation/landscape or appearance would be noticeable and/or objectionable. In particular, address impacts on the amenity of Killalea Lagoon, the foreshore and Farm Beach and other significant view corridors/opportunities into, as well as out of the Park.

- 5.2 The visual analysis should include appropriate recommendations as to the location, development density, height of the development and identify mitigation measures to reduce or avoid adverse changes to scenic qualities, as viewed from inside the Park and from neighbouring areas including the coastal foreshore and Farm Beach.

## **6. Water Cycle Management**

- 6.1 Address and outline measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles which addresses impacts on the surrounding environment, drainage and water quality controls for the catchment, and erosion and sedimentation controls at construction and operational stages.
- 6.2 Demonstrate no net impact on the hydrology, water quality or ecology of the SEPP 14 wetlands, endangered ecological vegetation communities and threatened species.
- 6.3 Prepare a conceptual design layout plan for the preferred stormwater treatment system showing location, size and key functional elements of each part of the system.
- 6.4 Address impacts of pollutants in runoff from the site and their potential impacts on the water quality of surface and groundwater, particularly SEPP 14 wetlands, Killalea Lagoon, Dunmore Swamp and Minnamurra River and estuary, during construction and operation of the development.
- 6.5 Identify how pollutant loads can be managed to meet *River Flow Objectives and Water Quality Objectives* for the Illawarra catchment.
- 6.6 Demonstrate how stormwater runoff will be directed away from Dunmore Swamp and directed to the coastal catchment (and managed).
- 6.7 Identify groundwater issues and measures to protect groundwater resources in accordance with the *NSW State Groundwater Policy* and any licensing requirements and harvestable rights.
- 6.8 Where potential impacts are identified provide measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users including an on-going monitoring program.
- 6.9 Provide details on the presence and distribution of Groundwater Dependent Ecosystems (GDEs) in the vicinity of the site and identify any impacts on GDEs.

## **7. Flora and Fauna**

- 7.1 Undertake a field survey in accordance with DECC's *Threatened Biodiversity Survey and Assessment Guidelines*.
- 7.2 Assess the potential direct and indirect impacts of the development on flora and fauna taking into consideration impacts on any threatened species, populations, ecological communities and/or critical habitat and any relevant recovery plan in accordance with DECC's *Guidelines for Threatened Species Assessment* (2005).
- 7.3 Describe the actions that will be taken to avoid or mitigate impacts or compensate unavoidable impacts. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented. Any residual offsets must be assessed and documented in accordance with the *DECC Principles for the use of biodiversity offsets in NSW*.
- 7.4 Outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.
- 7.4 Consider impacts on the environment outside the development areas due to increased visitors which may lead to erosion of tracks and adjacent environs, increased sedimentation to lagoons and estuaries and disturbed breeding habitat for local fauna.

## **8. Wetlands and Riparian Corridor**

- 8.1 Identify any watercourses (natural or artificially improved) and wetlands (eg. Killalea Lagoon and Dunmore Swamp) on and in the vicinity of the site and their associated riparian corridors and catchments which may be potentially impacted by the proposal.

8.2	Address the potential impact on wetlands including modification to the wetlands hydrologic regime/groundwater recharge; water quality and loss/degradation of habitat and identify safeguard measures to protect and minimise impacts on the wetlands.
8.3	Address measures to protect and manage the riparian corridor and adjacent aquatic habitats including Killalea Lagoon and other SEPP 14 wetlands in vicinity of the site.
<b>9. Aboriginal and European Heritage</b>	
9.1	Undertake a detailed Aboriginal archaeological and cultural heritage assessment comprising field surveys combined with cultural information provided by local Aboriginal community.
9.2	Identify whether the site has significance to Aboriginal cultural heritage and outline 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).
9.3	Identify any items of European heritage significance and, where relevant, provide measures for the conservation of such items.
<b>10. Social and Economic Impact</b>	
10.1	Provide a social and economic cost benefit analysis of the proposal including sound economic justification for the proposed tourist development.
10.2	Identify the existing user groups and recreational activities undertaken in the Park and mitigation measures to ensure the amenity of users and recreational activities are not adversely impacted by the proposed development.
<b>11. Sustainable Development</b>	
11.1	Demonstrate how the development (at a regional and local scale) will commit to Ecologically Sustainable Development (ESD) principles in design, construction and operation, including commitments to sustainability relating to water consumption, water harvesting and re-use, waste minimisation and the minimisation of energy use.
<b>12. Traffic Impacts</b>	
12.1	Prepare a traffic impact study in accordance with Table 2.1 of the RTA's <i>Guide to Traffic Generating Developments</i> .
12.2	Undertake an analysis of parking demand with details of generation rates for each component of the development (eg. employee and tourist and general public).
12.3	Identify proposed upgrading strategy for the road network within the park due to additional traffic flows and address the potential impacts of additional traffic on the junction of Shellharbour Road and Southern Cross Boulevard.
12.4	Provide details of a shared use path strategy to accommodate all known and future users and address pedestrian access and safety issues.
<b>13. Hazard Management and Mitigation</b>	
<i>Contamination</i>	
13.1	Provide a Preliminary Contamination Assessment, identifying any contamination in the proposed development areas and appropriate mitigation measures in accordance with the provisions of <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> .
<i>Bushfire</i>	
13.2	Address the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS).

<b>Geotechnical</b>	
13.3	Provide an assessment of any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations that address these limitations.
<b>Acid Sulfate Soils</b>	
13.4	Identify whether acid sulfate soils occur on the development areas and where relevant appropriate mitigation measures.
<b>Flooding</b>	
13.5	Provide an assessment of any flood risk and include the potential impacts from sea level rise.
<b>14. Infrastructure Provision</b>	
14.1	Address existing capacity and requirements of the proposed development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.
14.2	Provide details of the design and location of any water and wastewater services and any augmentation to services that will be required for the proposed development.
14.3	Address and provide the likely scope of any planning agreements and/or development contributions with Council/Government agencies (including relevant community/state infrastructure contributions).
<b>Consultation</b>	
<p>You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:</p> <p>(a) <i>Agencies or other authorities:</i></p> <ul style="list-style-type: none"> <li>• Shellharbour City Council and Kiama Council;</li> <li>• Department of Environment and Climate Change;</li> <li>• Department of Primary Industries;</li> <li>• NSW Rural Fire Service;</li> <li>• Department of Water and Energy;</li> <li>• Roads and Traffic Authority;</li> <li>• Department of Lands;</li> <li>• Southern Rivers Catchment Management Authority;</li> <li>• Local Aboriginal Land Council/s and other Aboriginal community groups;</li> <li>• Relevant infrastructure providers; and</li> </ul> <p>(b) <i>Public:</i></p> <p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. Include surrounding residents and other user groups and stakeholders in the area. 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.</p>	
<b>Deemed Refusal Period</b>	
60 days	



**Attachment 2**  
**Plans and Documents to accompany the Application**

<p>Plans and Documents of the development</p>	<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;</li> <li>• location of existing buildings/structures and roads in the Park;</li> <li>• exact location of the proposed development areas.</li> </ul> </li> <li>2. An <b>Aerial Photograph</b> of the subject site with the site boundary and development sites superimposed.</li> <li>3. 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, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, wetlands, rock outcrops, utility services, boundaries, orientation and view corridors.</li> <li>4. 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, recreational facilities, open space, water courses and heritage items;</li> <li>• the location and use of surrounding properties and existing buildings including waste facilities, golf course, wetlands, quarries etc;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes; and</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>5. A <b>Zoning Plan</b> must be provided which shows the existing zoning of the Park overlaid with the proposed development layout. An extract of the land use table or relevant clauses from the subject LEP is required.</li> <li>6. A <b>Subdivision Plan</b> showing the following:- <ul style="list-style-type: none"> <li>• the location, boundary dimensions, site area and north point of the Park;</li> <li>• title showing the description of the land with lot and DP numbers etc;</li> <li>• proposed subdivision pattern including the measurements and location of proposed development areas;</li> <li>• location and details of all proposed roads and footpaths;</li> <li>• location of all structures proposed and retained on site;</li> </ul> </li> </ol>
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- location and details of access points to the development areas;
- existing vegetation on the land and vegetation to be retained;
- location of services and infrastructure;
- any easements, covenants or other restrictions either existing or proposed on the site;
- type of subdivision proposed (strata and/or community title).

7. A **Site Overlay Plans** drawn to scale and illustrating the following:
  - existing public open space, public access, public facilities and public roads;
  - proposed demolition/modification/relocation of public facilities and infrastructure in the Park;
  - existing vegetation and landscape structures (eg. stone walls);
  - proposed removal/modification of existing vegetation and landscape areas;
  - the footprint of the proposed development areas;
  - show clear delineation of public and private domains;
  - separation distance to existing stands of vegetation and SEPP 14 wetlands and other important environmental features.
8. **Conceptual Architectural Drawings** are to be drawn to scale and illustrate the following:
  - general site layout including roads, building footprints and pedestrian access;
  - a typical floor plan for each unit type;
  - elevations showing height, building length, articulation, composition of the facade and roof design for each type of unit;
  - location of communal facilities including amenities, parking, recreational facilities and servicing points;
  - the height of the proposed buildings in relation to the land;
  - parking and vehicular access arrangements; and
  - pedestrian access to, through and within the Park.
9. **Stormwater Management 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 surrounding drainage system. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided. Provide stormwater modelling to simulate the proposed development catchment performance and include pre and post development flows.
10. **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;
11. **Landscape Concept Plan** – showing planting design and plant/tree species to be used in the development areas, listing botanical and common names, mature height and spread, number of plants to be utilised in relation to the treatment of

	<p>communal/public open space areas, footpaths, driveways and the parking areas.</p> <p>12. <b>Construction Management Plan</b> – a plan which outlines traffic and pedestrian management during construction and management of impacts on amenity of adjoining properties and appropriate mitigation measures including noise, dust and sediment and erosion controls;</p> <p>13. <b>View analysis</b> – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development. A 3D computer generated model that allows different perspectives from various local and sub-regional/regional vantage points.</p> <p>14. <b>Materials and finishes</b> – details of materials and finishes to be used for the accommodation units and all other buildings.</p> <p>15. <b>Watercourses and Riparian Land</b> – provide scaled plans showing the watercourses/drainage lines on the site; top of the bank; riparian corridors including Core Riparian Zone and Vegetated Buffers; any Asset Protection Zones; the footprint of the proposed development and other areas of disturbance; any proposed revegetation of the riparian corridor; land uses associated with the proposal which are proposed to be located adjacent to the riparian corridor (eg roads, drainage works etc).</p> <p>16. <b>Wetlands</b> – provide scaled plans showing wetlands in and adjacent to the Park (including Killalea lagoon, Dunmore Swamp and Rocklow Creek wetland); buffer setbacks around the wetlands; any Asset Protection Zone requirements; and the footprint of the proposed development in relation to any wetlands.</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, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Planning;</li> <li>• Flora and Fauna;</li> <li>• Aboriginal Heritage</li> <li>• Bushfire;</li> <li>• Landscaping;</li> <li>• Geotechnical and/or hydrogeological (groundwater);</li> <li>• Stormwater/drainage;</li> <li>• Water Quality;</li> <li>• Visual Analysis;</li> <li>• Urban Design/Architectural;</li> <li>• Contamination in accordance with the requirements of SEPP 55; and</li> <li>• Acid Sulfate Soils.</li> </ul>
Documents to be submitted	<ul style="list-style-type: none"> <li>• 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</li> </ul>

	<p>determine how many copies will be required.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b>Electronic Documents</b>	<p>Electronic documents presented to the Department for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> <li>▪ All files should be approximately 5 Mb.</li> <li>▪ Large files of more than 5 Mb will need to be broken down and supplied as different files.</li> </ul>

## Attachment 3

### State Government technical and policy guidelines

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

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

Aspect	Policy /Methodology
<b>Biodiversity</b>	
	Draft Guidelines for Threatened Species Assessment (DEC & DPI, 2005)
	Threatened Biodiversity and Threatened Species Assessment – Guideline for Developments and Activities – Working Draft 2004
	Guidelines for Development Adjoining DECC Land (DECC, 2008)
	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)
	Policy and Guidelines: Aquatic Habitat Management and Fish Conservation (NSW Fisheries, 1999)
	Threatened Species Management Manual (NPWS, 1998)
<b>Coastal Planning</b>	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast, NSW Government, 1997
	Coastal Design Guidelines for NSW, PlanningNSW, February 2003
	NSW Wetlands Management Policy (DLWC, March 1996)
	Coastline Management Manual (NSW Government 1990)
<b>Community Consultation</b>	
	Guidelines For Major Project Community Consultation, (NSW Department of Planning, 2007)
<b>Bushfire</b>	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
<b>Contamination and Soils</b>	
	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: Sampling Design Guidelines (EPA, 1999)
	NSW Acid Sulfate Soil Management Advisory Committee - Acid Sulfate Soil Manual (ASSMAC, 1998).
	National Environment Protection (Assessment of Site Contamination) Measure (NEPC 1999)
<b>Environmental Management Systems</b>	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans

Aspect	Policy /Methodology (DIPNR, 2004)
<b>Heritage</b>	
<b>Aboriginal</b>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005) Interim Community Consultation Requirements for Applicants (DEC, 2004)
<b>Non-Indigenous</b>	Assessing Heritage Significance Update for Heritage Manual, NSW Heritage Office, 2000 Statements of Heritage Impact, NSW Heritage Office 2002 NSW Heritage Manual, NSW Heritage Office 1996
<b>Noise</b>	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS 3671-1989)
	Interim Construction Noise Guideline (DECC, 2009)
<b>Safety &amp; Hazards</b>	
	Electrical Safety Guidelines (Integral Energy)
	Crime prevention and assessment of development applications 2001
<b>Traffic &amp; Transport</b>	
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
	Guide to Traffic Generating Developments (RTA, 2002)
<b>Urban Design: Cycleway/Pathway Design</b>	
	Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)
<b>Vibration</b>	
	Assessing Vibration: A Technical Guideline (DEC, 2006)
<b>Water</b>	
<b>Water Quality</b>	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)
<b>Effluent Reuse</b>	Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
<b>Floodplain</b>	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005) Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007)
<b>Groundwater</b>	NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2) NSW State Groundwater Quality Protection Policy (DLWC 1998) NSW Groundwater Dependent Ecosystem Policy (DLWC 2000)
<b>Stormwater</b>	Managing Urban Stormwater: Soils & Construction – Volume 1 (NSW Landcom, March 2004) - "The Blue Book" Managing Urban Stormwater: Soils & Construction – Volume 2 (DECC, January 2008) Managing Urban Stormwater: Harvesting and Reuse (DEC, May 2006)

Aspect	Policy /Methodology
	Constructed Wetlands Manual (NSW DLWC 1998)
<b>Waterways</b>	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
<b>Wetlands</b>	NSW Wetlands Management Policy (DLWC 2000)
<b>EPBC Act</b>	
<b>FOR A CONTROLLED ACTION</b>	Commonwealth Environment Protection and Biodiversity Conservation Act 1999: Guide to implementation in NSW: March 2007