



NSW GOVERNMENT  
**Department of Planning**

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Our ref: S08/00322 MP08\_0039  
Your ref:

Mr Anthony Elias  
Chase Taree Developments P/L  
PO Box 770  
DRUMMOYNE NSW 1470

Dear

**Subject: Pitt Street, Taree (Pitt Street Waterfront Precinct), mixed residential, commercial, tourist, open space and marina concept plan, MP08\_0039**

The Department has received your application for a proposed mixed residential, commercial, tourist, open space and marina concept plan (MP08\_0039) for the above site.

The Director-General's Environmental Assessment Requirements (DGRs) for the environmental assessment (EA) of the concept plan are at **Attachment 1**. The DGRs have been prepared in consultation with relevant government agencies, including Council.

If the EA is not exhibited within two years from the date of issue of these DGRs, you should consult further with the Director-General in relation to the preparation of the EA.

**Attachment 2** lists the relevant plans and documents likely to be required upon submission of the EA; however, this should be confirmed with the Department prior to lodgement.

The DGRs have been prepared based on the information provided to date. Under section 75F(3) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, the Director-General may alter or supplement the DGRs if necessary, and in light of any additional information provided prior to the proponent seeking approval for the project.

It would be appreciated if you would contact the Department at least two weeks before you propose to submit the EA, to determine:

- applicable fees;
- whether the proposal requires an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act* (EPBC Act), and any assessment obligations under that Act;
- applicable consultation and public exhibition arrangements; and
- number and format (hard-copy or CD-ROM) of the EA.

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

Prior to exhibition, the Department will review the EA to determine if it adequately addresses the DGRs. The Department may consult with other relevant government agencies in making its decision. If the Director-General considers the EA inadequately addresses the DGRs, he may require the proponent to revise the EA to address additional matters.

Following the review period, the EA will be made publicly available for a minimum period of 30 days. The Director-General's requirements will be placed on the Department's website, along with other relevant information which becomes available during the assessment of the project. Please arrange for all documents subsequently submitted to the Department to be in a web-suitable format. Please also arrange for an electronic version of the EA to be hosted on a suitable website, with a link to the Department's website.

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 *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (*EPBC Act*). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Commonwealth Department of 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 requires an approval under the *EPBC Act*.

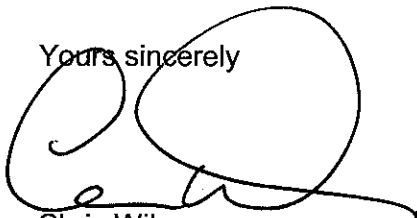
The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of NES. Accordingly, if an approval is required under the *EPBC Act*, please contact the Department immediately, as supplementary DGRs will need to be issued.

Please note, under section 75U of the *EP&A Act*, Part 3A applications do not require certain permits and approvals required under other legislation. Those matters are assessed as part of the Part 3A process. For example, section 87 permits and section 90 consents under the *National Parks and Wildlife Act 1974* (NSW) are not required for Part 3A applications. Section 75U applies from the date of issue of the DGRs. Nonetheless, the Department still requires an equivalent level of information in the EA as would ordinarily be required for 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 government agencies responses to the Department's request for key issues and assessment requirements are enclosed at **Attachment 4**. The responses have been provided to you for information only and do not form part of the DGRs.

If you have any queries regarding these requirements, please contact Jane Flanagan on 9228 6431 or email [jane.flanagan@planning.nsw.gov.au](mailto:jane.flanagan@planning.nsw.gov.au).

Yours sincerely



12.6.08

Chris Wilson  
**Executive Director,**  
**Major Project Assessments**  
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>
MP 08_0039
<b>Project</b>
A concept plan approval is sought for construction of a mixed residential, commercial, tourist, open space and marina concept plan.
<b>Location</b>
Lots 1 and 2 DP804829, Lot 1 DP243828, Lot A DP343903, Lots 1 and 2 DP555702, Lots 27 to 32 DP20200, Lots 33 and 35 to 39 DP24505, Lots 12 and 14 to 16 DP703272, Lots 1 to 4 DP22701, Pitt Street, Taree (Pitt Street Waterfront Precinct).
<b>Proponent</b>
Chase Taree Developments Pty Ltd
<b>Date issued</b>
12 June 2008
<b>Expiry date</b>
2 years from date of issue
<b>General requirements</b>
<p>The Environmental Assessment (EA) for the <b>Concept Plan</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, Regional Strategies (including draft Regional Strategies) and 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 <i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</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;</li> <li>10. A Quantity Surveyor's 'Certificate of Cost' verifying the capital investment value of the project; and</li> <li>11. An assessment of the key issues specified below and a table outlining how those 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, including the draft Taree Growth Management Strategy and the draft Local Environmental Plan to amend the zoning of the site. Provide justification for any inconsistencies with the planning strategies.
<b>2. Owners' consent</b>	
2.1	Provide evidence of the Department of Lands' consent for the use of, or encroachment on, Crown land, reserve areas, occupation of streambeds, removal of vegetation from Crown land or land below MHWM, and where the use of Crown reserves is proposed to satisfy section 94 contributions or credits.
<b>3. Crown lands</b>	
3.1	Clearly delineate the status of Crown (public) lands and roads, and indicate consistency with proposed uses. Address tenures under the <i>Crown Lands Act 1989</i> (NSW) which may be required for structures or works proposed over Crown reserves, lands below Mean High Water Mark (MHWM), and the tidal creek bed. Address the form of tenure, for example, owners' corporation or similar development corporation.
<b>4. Urban Design, Visual Impact and Sustainability</b>	
4.1	Provide an Urban Context Assessment which demonstrates the suitability of the proposal with the surrounding area in relation to bulk, scale, amenity (including noise), visual amenity, aesthetics, energy and water efficiency and safety. Discuss the desired, future urban form, the foreshore public domain/built form interface, and building height and floor space ratio controls. Assess and justify the foreshore boardwalk in view of its ecological impacts on the riparian wetland.
4.2	Demonstrate consistency of the proposal with the <i>Coastal Design Guidelines of NSW, 2003</i> , <i>NSW Coastal Policy 1997</i> , and <i>SEPP 71 – Coastal Protection</i> .
4.3	Address land uses, activity nodes, special areas, gateways and landmarks, view corridors, open space network, and the movement network (vehicular, pedestrian and bicycle).
4.4	Address the visual impact of the proposal in the context of surrounding development and relevant mitigation measures, particularly foreshore amenity, overshadowing of public reserves, loss of views from public places, and cumulative impacts. Provide visual aids such as scale model and photomontage to demonstrate visual impacts. Address amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas.
4.5	Outline the long-term management and maintenance of any areas of open space, including ownership and control, management and maintenance funding, public access, and revegetation and rehabilitation works.
4.6	Demonstrate the provision of adequate pedestrian and public and emergency access to the foreshores of the Manning River.
4.7	Demonstrate that future buildings will be capable of meeting compliance with <i>SEPP 65</i> and <i>BASIX</i> .
<b>5. Infrastructure Provision</b>	
5.1	Address existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas, in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.
5.2	Provide a water servicing strategy which identifies the demands of the proposal and any required subsequent local augmentations in accordance with MidCoast Water standards.
5.3	Address and provide the likely scope of any planning agreement and/or developer contributions with Council/ government agencies.
5.4	Detail the types and quantity of waste likely to be produced, and proposed measures to store, treat and dispose of the material. Identify any wastes to be stored, separated or processed on the site, and identify proposed procedures to manage the wastes.

5.5	Identify strategies for the management of sewerage waste from vessels and other sections of the facility, including: <ul style="list-style-type: none"> <li>• pump-out facilities and holding tanks;</li> <li>• connections to sewerage systems operated by MidCoast Water, or options for waste water treatment, including examination of re-use options;</li> <li>• spill management and containment; and</li> <li>• management of privately owned vessels at the marina.</li> </ul>
<b>6. Traffic and Access</b>	
6.1	Prepare a traffic impact study in accordance with Table 2.1 of the RTA's <i>Guide to Traffic Generating Developments</i> which addresses matters, including the following: <ul style="list-style-type: none"> <li>• The capacity of the road network to safely and efficiently cater for the additional traffic generated;</li> <li>• Access to and within the site;</li> <li>• Servicing and parking arrangements;</li> <li>• Intersection site distances;</li> <li>• Connectivity to existing developments;</li> <li>• Impact on public transport (including school bus routes);</li> <li>• Provision of access for pedestrians and cyclists to, through and within the site; and</li> <li>• Identify suitable mitigation measures, if required, to ensure the efficient functioning of the road network.</li> </ul>
6.2	Address the proposal's public infrastructure requirements, including a pedestrian cycle bridge over Browns Creek, pedestrian and cycle links through the site, road connection between Bligh and Pitt Streets, and the treatment of the land/waterway interface. Address the construction sequencing of those facilities and Council's long term maintenance responsibilities.
6.3	Protect existing public access to and along the foreshore and provide new opportunities for controlled public access. Consider access for the disabled, where appropriate.
<b>7. Hazard Management and Mitigation</b>	
<i>Coastal Processes</i>	
7.1	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>	
7.2	Provide a Preliminary Contamination Assessment. Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of <i>SEPP 55 – Remediation of Land</i> .
7.3	Determine whether contaminated soils are likely to be disturbed during the proposed works. If contaminated soils are likely to be disturbed, the EA should detail the measures to be adopted to protect human health and the environment and, if necessary, remediate or dispose of the contaminated material.
<i>Acid Sulfate Soils</i>	
7.4	Identify the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures. Identify the need for an Acid Sulfate Management Plan (prepared in accordance with ASSMAC Guidelines).
<i>Geotechnical</i>	
7.5	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>	
7.6	Provide a detailed flood study and flood evacuation plan.
7.7	Provide a copy of the flood risk management plan prepared in accordance with the <i>NSW Floodplain Development Manual 2005</i> .
7.8	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, DECC, October 2007</i> .

7.9	Consider the potential impacts of any filling on the flood regime of the site and adjacent lands.
<i>Groundwater Source</i>	
7.10	Identify groundwater issues and potential degradation/impacts to the groundwater source, and measures to remediate, reduce or manage those impacts.
<b>8. Marina Development and Potential Impacts</b>	
8.1	Provide an assessment of the marina and its potential impacts. Undertake an analysis of the need for the marina facilities and justify the suitability of the site for a marina development. Address the cumulative impact on increased boating activities in the locality including the provision of appropriate boating infrastructure.
8.2	Provide hydrographic survey and modelling details, the need for dredging both on-site and for access from other parts of the Manning River, impacts and on-going maintenance issues.
8.3	Address the principles of Crown lands management under section 11 <i>Crown Lands Act 1989</i> (NSW), and the land assessment provisions in Part 3 of that Act.
8.4	Provide an economic feasibility report, prepared by an appropriately qualified consultant, addressing the proposed marina size.
8.5	Identify any fuel or chemical storage areas to be established on the site, and describe proposed measures to minimise the potential for leakage or the migration of pollutants into the soil/waters into or from the site. Discuss spill prevention, and protocols for fuel dispensing, and the development and implementation of a fuel avoidance plan.
<b>9. Water Cycle Management and Water Quality</b>	
9.1	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.
9.2	Assess the impacts of the proposal on surface and groundwater hydrology and quality during both construction and occupation of the site.
9.3	Identify mitigative measures to address impacts on water quality that may be generated by stormwater drainage, fuel spills and discharge from boats.
9.4	Demonstrate consistency with relevant State Groundwater, Rivers, Wetlands and Estuary Policies, and any relevant Statement of Joint Intent established by the Healthy Rivers Commission.
9.5	Provide a Water Management Plan and Site Water Balance incorporating on-site reuse of water; prevention of wet weather overflows of contaminated stormwater; segregation of contaminated water from non- contaminated water; and spillage controls and bunding.
9.6	Assessment of the natural ecosystems surrounding the development area should include consideration of the hydrologic processes (runoff, tidal movement, flood flows, groundwater) and their significance in terms of ecosystem sustainability.
9.7	An assessment of the expected changes in hydrology from the proposed development (runoff, tidal flow and groundwater regime) and their impact on the environmental lands within and surrounding the development is recommended.
<b>10. Air Quality</b>	
10.1	Provide a detailed, air quality impact assessment in accordance with <i>Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW</i> , DECC.
10.2	Provide a comprehensive assessment of and report on the proposal's predicted greenhouse gas emissions (tCO <sub>2</sub> e).
<b>11. Heritage and Archaeology</b>	
11.1	Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. (Aboriginal community consultation should be undertaken in accordance with DEC's <i>Interim Community Consultation Requirements for Applicants</i> ).
11.2	Identify any items of European heritage significance and, where relevant, provide measures for the conservation of such items.

<b>12. Flora and fauna</b>	
12.1	Outline potential impacts on aquatic and terrestrial flora and fauna and their habitats (within the meaning of the <i>Threatened Species Conservation Act 1995</i> and the <i>Fisheries Management Act 1994</i> ), in accordance with DECC's <i>Threatened Biodiversity and Assessment: Guidelines for Developments and Activities</i> . Provide measures for their conservation, where relevant.
12.2	Outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.
12.3	Address measures to protect and manage the riparian corridor and adjacent aquatic habitats.
<b>13. Noise</b>	
13.1	Address potential noise impacts, particularly of the marina during construction and operation, and road transport to and from the site, and appropriate mitigation measures.
<b>14. Socioeconomic Impacts</b>	
14.1	Address the potential social and economic impacts of the development.
<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>• Commonwealth Department of Environment, Water, Heritage and the Arts (for a Controlled Action);</li> <li>• Greater Taree City Council;</li> <li>• Department of Planning Hunter Regional Office, Newcastle;</li> <li>• Department of Environment and Climate Change;</li> <li>• Department of Primary Industries;</li> <li>• NSW Rural Fire Service;</li> <li>• Heritage Council;</li> <li>• Department of Water and Energy;</li> <li>• Roads and Traffic Authority;</li> <li>• Department of Lands;</li> <li>• NSW Police Service;</li> <li>• State Emergency Service;</li> <li>• Civil Aviation Safety Authority;</li> <li>• NSW Maritime;</li> <li>• Hunter-Central Rivers Catchment Management Authority;</li> <li>• Relevant Local Aboriginal Land Council/s and other Aboriginal community groups; and</li> <li>• MidCoast Water,</li> <li>• Country Energy</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. This should include any contingencies for addressing any issues arising from the community consultation, and an effective communications strategy.</p> <p>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

#### 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;
  - location and height of adjacent buildings and private open space; and
  - the Mean High Water Mark (MHWM) (to ensure that possible encroachments are avoided).
2. An **aerial photograph** of the subject site with the site boundary superimposed.
3. A **Site Analysis Plan** 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) indicating:
  - significant local features such as parks, community facilities and open space, water courses and heritage items;
  - the location and uses of existing buildings, shopping and employment areas;
  - traffic and road patterns, pedestrian routes and public transport nodes; 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, and ownership details of any residence and/or land likely to be affected by the proposal.
5. **Subdivision plans** are to show the following:-
  - The location, boundary dimensions, site area and north point of the land, and names of roads fronting the land;
  - Title showing the description of the land with lot and DP numbers etc;
  - Existing and proposed subdivision pattern including all measurements and sites areas of existing and proposed allotments;
  - Location and details of all proposed roads and footpaths;
  - Location of all structures proposed and retained on site;
  - Cross sections of roads, including gradients, widths, road names, footpaths etc.
  - Existing and proposed finished levels in relation to roads, footpaths and structures;
  - Location and details of access points to the subdivision;
  - Existing vegetation on the land and vegetation to be retained;
  - Location of services and infrastructure, and proposed methods of draining the land;
  - Any easements, covenants or other restrictions either existing or proposed on the site;
  - Type of subdivision proposed (Torrens, strata and/or community title).



	<p>6. The <b>Conceptual Architectural drawings</b> are to be drawn to scale and illustrate the following general features:</p> <ul style="list-style-type: none"> <li>• location of any existing building envelopes or structures on the land;</li> <li>• and proposed dwelling types;</li> <li>• location of proposed public open space;</li> <li>• public domain works, proposed communal facilities and servicing points;</li> <li>• indicative building heights shown as building envelopes in elevation, significant level changes;</li> <li>• FSR, building separations and foreshore setbacks;</li> <li>• parking and vehicular access arrangements; and</li> <li>• pedestrian access to, through and within the site.</li> </ul> <p>7. <b>Other Plans</b> including (where relevant):</p> <p><b>Road Hierarchy &amp; Open Space Network Plans</b> - illustrating indicative road and open space networks.</p> <p><b>Stormwater Concept Plan</b> – illustrating the concept for stormwater management from the site.</p> <p><b>Infrastructure Plans</b> – conceptual drawings indicating all proposed infrastructure including roads, water supply, water re-use, sewerage and earthworks.</p> <p><b>Landscape Concept Plan</b> – plan or drawing that shows the indicative planting design and plant species to be used, listing botanical and common names.</p> <p><b>View Analysis</b> – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.</p> <p><b>Flood Evacuation Plan</b> – plan showing the proposed access from the site during extreme flood events.</p> <p><b>Foreshore Open Space Plan</b> – showing location of the cycleway/walkway and any proposed structures or easements over the land.</p> <p><b>Water Cycle Management Plan</b> – showing all hardstand areas and stormwater management systems.</p> <p><b>Waste Management Plan</b> – showing all sources of waste to be stored, separated or processed including pump-out facilities and holding tanks and spill management procedures</p> <p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted with your application:</p> <p>8. The detailed <b>Architectural drawings</b> associated with the marina buildings and structures are to illustrate the following general features:</p> <ul style="list-style-type: none"> <li>• location of any existing building envelopes or structures on the land;</li> <li>• the sections, elevations and floor plans of buildings/structures associated with the marina;</li> <li>• public domain works, proposed communal facilities and servicing points;</li> <li>• public and private parking and vehicular access arrangements; and</li> <li>• pedestrian access to, through and within the marina site and/or waterway and adjoining foreshore areas.</li> </ul> <p>9. The detailed <b>Design Drawings</b> associated with the marina.</p> <p>10. The detailed <b>Visual Site Analysis</b> associated with the land based development, and proposed marina and associated buildings and structures, in the context of surrounding development.</p>
<p><b>Specialist advice</b></p>	<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"> <li>• Town Planning, visual analysis including justification of proposed building</li> </ul>

	<p>envelopes and heights in relation to relevant controls;</p> <ul style="list-style-type: none"> <li>• Aquatic Ecology and Coastal processes;</li> <li>• Flora and Fauna;</li> <li>• Bushfire;</li> <li>• Landscaping;</li> <li>• Aboriginal Archaeology and European Heritage;</li> <li>• Geotechnical and/or hydro geological (groundwater);</li> <li>• Stormwater/drainage and Flood Management;</li> <li>• Urban Design/Architectural;</li> <li>• Traffic and Access;</li> <li>• Contamination in accordance with the requirements of SEPP 55;</li> <li>• Acid Sulfate Soil Management Plan;</li> <li>• Social and Economic Impact;</li> <li>• Disability Access;</li> <li>• Building Code of Australia;</li> <li>• Hydrodynamic Processes; and</li> <li>• Greenhouse Gas Emissions.</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 20 hard copies of the Environmental Assessment;</li> <li>• 20 sets of architectural and landscape plans to scale, including one (10) sets at A3 size (to scale);</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below); and</li> <li>• If the Environmental Assessment is bulky and lengthy in volume, you will be required to package each Environmental Assessment ready for distribution by the Department to key agencies.</li> </ul>
<b>Electronic Documents</b>	<p>Electronic documents presented to Council and the 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 need to be broken and supplied as different files.</li> <li>• File names must be logical so that the Council and Department can publish them in the correct order. Avoid sending documents that are broken into more than 10 files.</li> <li>• Image files should be 2Mb maximum. The file names should be clear and logical so the Council and Department can publish them in the correct order.</li> <li>• Graphic images should be provided as [.gif] files.</li> <li>• Photographic images should be provided as [.jpg] files.</li> <li>• Large maps should be presented as individual files and calibrated at no more than 2Mb each.</li> <li>• Images inserted into the document should be calibrated to produce files smaller than 1.5Mb. Large images should be presented as individual files and calibrated at no more than 2Mb each. The file names should be clear and logical so the Council and Department can publish them in the correct order.</li> </ul> <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Council and Department of Planning's websites.</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 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>Air Quality</b>	<i>Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW, DECC</i> ( <a href="http://www.environment.nsw.gov.au/air/faqamsampling.htm">http://www.environment.nsw.gov.au/air/faqamsampling.htm</a> )
<b>Biodiversity</b>	
<b>Flora and Fauna</b>	<i>Draft Guideline for Assessment of Impacts on Threatened Species under Part 3A</i> (Department of Planning 2005).
	<i>Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities</i> , DEC, Nov 2004. <a href="http://www3.environment.nsw.gov.au/pdfs/tbsa_guidelines_draft.pdf">http://www3.environment.nsw.gov.au/pdfs/tbsa_guidelines_draft.pdf</a> )
	The Wildlife Atlas ( <a href="http://wildlifeatlas.nationalparks.nsw.gov.au/wildlifeatlas/watlas.jsp">http://wildlifeatlas.nationalparks.nsw.gov.au/wildlifeatlas/watlas.jsp</a> )
	Rare or Threatened Australian Plants (ROTAP) database.
	<i>Threatened Species, Populations and Ecological Communities of NSW Catchments</i> ( <a href="http://www.threatenedspecies.environment.nsw.gov.au">http://www.threatenedspecies.environment.nsw.gov.au</a> )
<b>Fish and Aquatic Ecosystems</b>	<i>Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> , NSW Fisheries, 2003.
	<i>Threatened Species Management Manual</i> , NPWS, 1998.
<b>Bushfire</b>	
	<i>Planning for Bushfire Protection 2006</i> , NSW Rural Fire Service.
<b>Climate Change</b>	
	<i>Floodplain Risk Management Guideline – Practical Consideration of Climate Change</i> , DECC 25 October 2007. For further information, please contact the Coastal branch of DECC.
<b>Coastal Planning</b>	
	<i>NSW Coastal Policy 1997 - A Sustainable Future for the New South Wales Coast</i> , NSW Government, 1997.
	<i>Coastal Design Guidelines for NSW</i> , PlanningNSW, February 2003
	<i>NSW Wetlands Management Policy</i> (DLWC, March 1996)
<b>Contamination of Land</b>	
	<i>Best Practice in Contaminated Sites</i> , Commonwealth DEH, 1999, ISBN 0 642 546460.
	<i>Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites</i> , EPA, 1997.
	<i>Contaminated Sites – Guidelines for the NSW Site Auditor Scheme</i> , EPA, 1998.
<b>Environmental Management Systems</b>	
	<i>NSW Government Interim Water Quality and River Flow Environmental Objectives</i> , DEC.
	<i>Guidelines for the preparation of Environmental Management Plans</i> , DIPNR, 2004.
<b>Greenhouse Emissions</b>	
	<i>The National Greenhouse Accounts (NGA) Factors</i> , Australian Government Department of Climate Change, Feb 2008. ( <a href="http://www.greenhouse.gov.au/workbook/index.html">http://www.greenhouse.gov.au/workbook/index.html</a> )

Aspect	Policy /Methodology
<b>Heritage</b>	
<b>Aboriginal</b>	<i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i> (DEC July 2005)
	<i>Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A</i> (Planning 2005)
	<i>Interim Community Consultation Requirements for Applicants</i> , DEC, 2004. ( <a href="http://www3.environment.nsw.gov.au/PDFs/interim_consultation_guidelines.pdf">http://www3.environment.nsw.gov.au/PDFs/interim_consultation_guidelines.pdf</a> )
	<i>Aboriginal Cultural Heritage Standards and Guidelines Kit</i> . <a href="http://www3.environment.nsw.gov.au/PDFs/aboriginal_heritage_guidelines_kit_final.pdf">http://www3.environment.nsw.gov.au/PDFs/aboriginal_heritage_guidelines_kit_final.pdf</a>
	Aboriginal Heritage Information Management System (AHIMS). <a href="http://www/environment.nsw.gov.au/licences/AboriginalHeritageInformationManagementSystem.htm">http://www/environment.nsw.gov.au/licences/AboriginalHeritageInformationManagementSystem.htm</a> .
<b>Non-Indigenous</b>	<i>Assessing Heritage Significance Update for Heritage Manual</i> , Heritage Office, 2000.
	<i>NSW Heritage Manual</i> , NSW Heritage Office, 1996.
<b>Noise</b>	
	<i>NSW Industrial Noise Policy</i> , DEC, 2000.
	<i>Environmental Criteria for Road Traffic Noise</i> , EPA, 1999.
	<i>Acoustics - Road traffic noise intrusion - Building siting and construction</i> , Standards Australia, 1989, AS 3671-1989.
<b>Rehabilitation</b>	
	<i>Managing Urban Stormwater: Soils &amp; Construction</i> ("The Blue Book"), NSW Landcom, March 2004.
<b>Safety and Hazards</b>	
	<i>Electrical Safety Guidelines</i> , Integral Energy.
<b>Soils</b>	
	<i>Acid Sulfate Soil Manual</i> , ASSMAC, 1998.
	<i>Contaminated Sites: Sampling Design Guidelines</i> , EPA, 1999.
<b>Traffic and Transport</b>	
	<i>Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads</i> , Austroads, 2003, AP-G1/03.
	<i>Guide to Traffic Generating Developments</i> , RTA.
<b>Urban Design: Cycleway/Pathway Design</b>	
	<i>Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas</i> , Version 2, DIPNR/DNR.
<b>Water</b>	
	<i>Environmental Action for Marinas, Boatsheds and Slipways</i> ( <a href="http://www.environment.nsw.gov.au/sustainbus/marinas.htm">http://www.environment.nsw.gov.au/sustainbus/marinas.htm</a> )
	<i>Boating Industry Association Code of Practice</i> ( <a href="http://www.bia.org.au/environment/background.html">http://www.bia.org.au/environment/background.html</a> )
	<i>Australian Standard: Guidelines for Design of Marinas</i> AS3962-2001. ( <a href="http://www.epa.sa.gov.au/pdfs/water_marinas.pdf">http://www.epa.sa.gov.au/pdfs/water_marinas.pdf</a> )
	<i>Stormwater Management for Marinas, Boat Sheds and Slipways</i> , SA EPA. ( <a href="http://www.epa.sa.gov.au/pdfs/cop_vessel.pdf">http://www.epa.sa.gov.au/pdfs/cop_vessel.pdf</a> )
	<i>Water quality guidelines for the protection of aquatic ecosystems for upland rivers</i> , ANZECC, 2000.
	<i>Pollution Solutions – Marina Operators and Boat Maintainers</i> , Brisbane City Council.
	<i>2000 Code of Practice for Antifouling, Code of Practice for In-water Hull Cleaning and Maintenance</i> , ANZECC.
<b>Water Management</b>	Harvestable rights and the calculation of Maximum Harvestable Right Dam Capacity: <i>Farm Dams Assessment Guide</i> , DWE.

Aspect	Policy /Methodology
<b>Structures/ Dams</b>	( <a href="http://www.naturalresources.nsw.gov.au/water/farm_dams/index.shtml">http://www.naturalresources.nsw.gov.au/water/farm_dams/index.shtml</a> )
<b>Floodplain</b>	<i>NSW Government Floodplain Development Manual - the Management of Flood Liable Land</i> , DIPNR, 2005.
<b>Groundwater</b>	<i>NSW Groundwater Policy Framework Document - General</i>
	<i>NSW Groundwater Quantity Management Policy</i>
	<i>NSW Groundwater Quality Protection Policy</i>
	<i>NSW Groundwater Dependent Ecosystem Policy</i>
	<i>NSW Farm Dams Policy</i>
<b>Rivers and Estuaries</b>	<i>NSW State Rivers and Estuaries Policy</i>
	<i>NSW Sand and Gravel Extraction Policy for Non-Tidal Rivers</i>
<b>Wetlands</b>	<i>NSW Wetlands Management Policy</i>
<b>Stormwater</b>	<i>Managing Urban Stormwater: Soils &amp; Construction</i> , NSW Landcom, March 2004.
<b>Watercourses</b>	Watercourse order as classified under the Strahler System: <a href="http://www.dnr.nsw.gov.au/water/controlled_activity.shtml">http://www.dnr.nsw.gov.au/water/controlled_activity.shtml</a>
<b>Waterways</b>	<i>Waterways Crossing Design &amp; Construction</i> , Version 4 – DIPNR/DNR Draft Guidelines.
<b>Controlled Activities</b>	DWE Guidelines for Controlled Activities, February 2008: <ul style="list-style-type: none"> <li>• Riparian corridors (and associated vegetation management plans)</li> <li>• Watercourse crossings</li> <li>• Laying pipes and cables in watercourses</li> <li>• Outlet structures</li> <li>• In-stream works</li> </ul> ( <a href="http://www.dnr.nsw.gov.au/water/controlled_activity.shtml">http://www.dnr.nsw.gov.au/water/controlled_activity.shtml</a> )
<b>EPBC Act</b>	
<b>For a Controlled Action</b>	<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999: Guide to implementation in NSW</i> : March 2007.
<b>Community Consultation</b>	
	<i>Guidelines For Major Project Community Consultation</i> , NSW Department of Planning, 2007. <a href="http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20GuideMaiProjComConsult%20BRO.pdf">http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20GuideMaiProjComConsult%20BRO.pdf</a>
<b>Industry Guidelines - For Reference</b>	
<b>Marinas</b>	EIS Guideline: Marinas and Related Facilities, DUAP.
	Best Management Practice for Marinas and Boat Repair Facilities, NSW EPA.
	AS 3962 - Guidelines for Design of Marinas.

**Attachment 4**  
**Agency Responses to Request for Key Issues**  
**- For Information Only**