

Table 1 – Director General's Requirements for State Significant Site Study and Part 3A Concept Plan Environmental Assessment

Location in Report/Application	
Director General's requirements State Significant Site Study	EAR Section 2 Strategic Justification
	EAR Section 2 Strategic Justification
The State or regional planning significance of the site (having regard to the Department of Planning's <i>Guideline for State Significant Sites under SEPP Major Development</i>)	EAR Section 3 Site Analysis
	EAR Section 7 Environmental Assessment
	EAR Section 9.1 Project Strategic Justification
	EAR Appendix F Illawarra Regional Strategy Sustainability Criteria
	EAR Appendix EE Existing SEPPs & 117 Directions
	Illawarra Housing and Land Supply Report prepared by DLL at Appendix E
	Economic Impact Analysis prepared by PcW at Appendix H
	Calderwood Employment Updated prepared by Strategic Economic Solutions at Appendix I
	Assessment of Retail Floor Space Potential prepared by Duane Location IQ at Appendix J
	Agricultural Land Study prepared by Sphere at Appendix K
	Geotechnical Investigation prepared by Douglas Parnters at Appendix L
	Geomorphology Assessment prepared by Cardno at Appendix M
	Water Cycle Management Study prepared by Cardno at Appendix N
	Acid Sulphate Soil Assessment prepared by Douglas Partners at Appendix O
	Flora and Fauna Assessment prepared by Ecological at Appendix Q
	Floodplain Risk Management Study prepared by Cardno at Appendix R
	Groundwater Assessment prepared by Douglas Partners at Appendix S
	Transport Accessibility Study and Transport Management and Accessibility Plan prepared by Cardno at Appendix T
The suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any relevant State or regional planning strategy	Heritage Impact Statement prepared by Paul Davies Pty Ltd included at Appendix U
	Aboriginal Archaeological and Cultural Heritage Assessment, Combined Desktop Assessment and Field Assessment Report prepared by Austral Archaeology Pty Ltd included at Appendix V
	Bushfire Planning Assessment prepared by Ecological at Appendix W

Director General's requirements		Location in Report/Application
The implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning		Visual and Landscape Assessment prepared by Environmental Partnership at Appendix X
		Utility Services Study prepared by Cardno at Appendix Y
		Assessment of Noise prepared by Wilkinson Murry at Appendix Z
		Social and Community Planning Assessment prepared by Elton at Appendix AA
		EAR Section 2 Strategic Justification, Section 2.2 Residential Land Supply, Section 2.3 Infrastructure delivery and independence from West Dapto, Section 2.5 Alternative Land Uses
		EAR Section 3.14 Access and Transport, Section 3.21 Community Facilities and Human Services, Section 3.19 Utility Services Infrastructure
		EAR Section 5 Development Contributions and Infrastructure and Delivery Proposal
		EAR Section 7.4 Transport and Accessibility, Section 7.12 Utilities Infrastructure, Section 7.13 Social and Community
		EAR Section 9.1 Project Strategic Justification
		Illawarra Regional Strategy Sustainability Criteria prepared by JBA at Appendix F
		Infrastructure, Services and Facilities Implementation and Delivery Proposal prepared by DLL at Appendix G
		Agricultural Land Study prepared by Sphere at Appendix K
		Utility Services Study prepared by Cardno at Appendix Y
		Transport Accessibility Study and Transport Management Plan prepared by Cardno at Appendix T
Those parts of the site which should be subject to Part 4 of the <i>Environmental Planning and Assessment Act 1979</i> with Council as consent authority		Social and Community Planning Assessment at Appendix AA
		Outline VPAs at Appendix DD
		EAR Section 4.2 Proposed Development, Figure 45
		EAR Section 6.4 Further Approvals and Environmental Assessment Requirements, Figure 61
The development controls for the site that should be included in Schedule 3 of SEPP Major Development generally in accordance with the provisions of the <i>Standard Instrument (Local Environmental Plans) Order 2006</i>		EAR Section 6 SEPP Amendment Proposal

The means by which local and regional developer contributions should be secured in respect of the site	EAR Section 4 Proposed Development Contributions and Infrastructure and Delivery Proposal
	Infrastructure, Services and Facilities Implementation and Delivery Proposal prepared by DLL at Appendix G
Ecological characteristics such as critical habitat and threatened species	Outline VPAs at Appendix DD
	EAR Section 3.10 Riparian Corridor Classification, Section 3.11 Ecological Characteristics and Values
	EAR Section 4.5 Riparian Corridors, Section 4.6 Conservation and Open Space
	EAR Section 6.5 Proposed Land Use Zones, Section 6.10 Environmentally Sensitive Lands
	EAR Section 7.5 Biodiversity, Section 7.7 Riparian Corridor Network
	Riparian Consistency Report prepared by Ecological at Appendix P
Appropriate arrangements for the dedication of land to council for public open space purposes	Flora and Fauna Assessment prepared by Ecological at Appendix Q
	EAR Section 5 Proposed Development Contributions and Infrastructure and Delivery Proposal
	Infrastructure, Services and Facilities Implementation and Delivery Proposal prepared by DLL at Appendix G
	Social and Community Planning Assessment prepared by Elton Consulting at Appendix AA
	Landscape and Open Space Masterplan prepared by Environmental Partnership at Appendix CC
	Outline VPAs at Appendix DD

Concept Plan	
General Requirements	
The Environmental Assessment (EA) must include:	
1) An executive summary	EAR Executive summary
2) A detailed description of the project including the: a) strategic justification for the project; b) alternatives considered; and c) various components and stages of the project in detail (and should include infrastructure staging);	EAR Section 2 Strategic Justification
	EAR Section 4 Concept Plan
	EAR Section 9.1 Project Strategic Justification
	Infrastructure, Services and Facilities Implementation and Delivery Proposal prepared by DLL at Appendix G
3) A consideration of the following with any variations to be justified: a) all relevant State Environmental Planning Policies, b) all applicable planning instruments, including relevant Council LEP and DCP instruments, and c) relevant legislation and policies, including the Illawarra Regional Strategy.	EAR Section 2 Strategic Justification, Section 2.1 Housing Affordability, Section 2.2 Residential Land Supply, Section 2.2.1 Metropolitan Development Program, Section 2.2.2 Illawarra Regional Strategy, Section 2.1.3 Illawarra Population and Growth Status Update, Section 2.2.4 Illawarra Land Supply Status Update / WDRA, Section 2.1.5 Calderwood as an additional source of land supply for the Illawarra,
	EAR Section 3.3 Existing Zoning
	EAR Section 7.1 EPBCA, Section 7.2 Other State Environmental Legislation, 7.3 Environmental Planning Instruments and DCPs
	EAR Section 9.1 Project Strategic Justification
	Illawarra Sustainability Criteria prepared by JBA at Appendix F
4) A draft Statement of Commitments, outlining commitments to the project's management, mitigation and monitoring measures with a clear identification of who is responsible for these measures;	Existing SEPPs and 117 Directions prepared by JBA at Appendix EE
	Development Control Strategy including summary table of relationship between proposed controls and existing Council Development Control Plans at Appendix BB
	EAR Section 8
	EAR Section 9
5) A detailed conclusion justifying the project, taking into consideration the environmental impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest	

6) Identify the development contributions applicable to the site and, if relevant, and any public benefits to be provided with the development, and consider any relevant development contributions plans prepared to date	EAR Section 5 Proposed Development Contributions and Infrastructure and Delivery Proposal
	Infrastructure, Services and Facilities Implementation and Delivery Proposal at Appendix G
	Economic Impact Assessment prepared by PcW at Appendix H
	Social and Community Planning Assessment prepared by Elton Consulting at Appendix AA
	Landscape and Open Space Master Plan prepared by Environmental Partnership at Appendix CC
7) A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading	EAR Statement of Validity p.viii
8) A report from a quantity surveyor identifying the correct capital investment value for the concept plan and the stage 1 project application.	QS Report at Appendix GG
Key Assessment Requirements	
Strategic Planning	
Demonstrate consistency with the revised MDP boundary as discussed in the Illawarra Regional Strategy, and justification for any variation.	EAR Section 2 Strategic Justification, Section 2.2.6 Illawarra Regional Strategy and Illawarra UDP Boundary
	EAR Section 3.5 Future Growth and Land Use Change, Figure 12
	Illawarra Housing and Land Supply Report prepared by DLL at Appendix E
	Illawarra Regional Strategy Sustainability Criteria prepared by JBA at Appendix F
	EAR Section 2.3 Infrastructure Delivery and Independence from West Dapto
Demonstrate that the site can be serviced independently of the West Dapto release area, and therefore will not significantly impact upon the provision of infrastructure for West Dapto.	EAR Section 5 Proposed Development Contributions and Infrastructure and Delivery Proposal
	Utilities Services Study prepared by Cardno at Appendix Y
	Infrastructure, Services and Facilities Implementation and Delivery Proposal prepared by DLL at Appendix G
	Outline VPAs at Appendix DD
Urban Design	
Undertake a site analysis that identifies the relevant natural and built environmental features. The site analysis should form the basis for justifying the configuration of the development of the land and the mix of land uses.	EAR Section 3 Site Analysis, Consolidated Constraints Analysis Figure 42, Urban Capable Land Figure 43
	EAR Section 6 SEPP Amendment Proposal
Provide suggested new controls and urban design guidelines to regulate the development, including the subdivision pattern, lot sizes, development controls and management arrangements.	Development Control Strategy at Appendix BB

Details of the proposed landscaping and open space areas.	EAR Section 46 Conservation and Open Space, Figure 48 Open Space Masterplan Landscape and Open Space Masterplan prepared by Environmental Partnership at Appendix CC
	Social and Community Planning Assessment prepared by Elton Consulting at Appendix AA
	Outline VPAs at Section DD
	EAR Section 3.18 Landscape, Visual and Open Space Values
	EAR Section 7.15 Landscape and Visual Impact
View analysis, including artists perspective and photomontages	Landscape and Visual Impact Assessment prepared by Environmental Partnership at Appendix X
	EAR Section 4.15 Project Staging
	EAR Section 5.2 Infrastructure Delivery Proposal
	Infrastructure, Services and Facilities Implementation and Delivery Proposal prepared by DLL at Appendix G
	EAR Section 3 Site Analysis
Linkages with existing and proposed urban development adjoining the site	EAR Section 2 Strategic Justification
	EAR Section 3.20 Illawarra Regional Airport
	Noise Assessment prepared by Wilkinson Murray at Appendix Z
Transport and Accessibility	
- Prepare a Traffic Management Plan that considers the traffic constraints of the site and surrounding locality. - Demonstrate a strategy for providing linkages to regional transport networks. - Demonstrate that there is the ability for sites located within the release area, but not within the proponent's control, to connect to infrastructure. - Detailed traffic modelling to determine level of infrastructure needed plus annual traffic growth/approved development (including Delmo Albion Park). - Timing/delivery/scope of local and regional road infrastructure.	Concept Plan Transport Accessibility Study and Transport Management and Accessibility Plan (TMAP) at Appendix T
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	EAR Section 5 Proposed Development Contributions and Infrastructure and Delivery Proposal
	Concept Plan Transport Accessibility Study and Transport Management and Accessibility Plan (TMAP) at Appendix T
	Infrastructure, Services and Facilities Implementation and Delivery Proposal prepared by DLL at Appendix G

	Outline VPAs at Appendix DD
Network modelling for impacts on Illawarra Highway, Princes Highway/Southern Freeway, Tongarra Road, Marshall Mount Road, Yallah Road and the future Southern Freeway corridor between Yallah and Oak Flats.	Concept Plan Transport Accessibility Study and Transport Management and Accessibility Plan (TMAP) at Appendix T
Intersection modelling using SIDRA for any junctions likely to be impacted by the development as identified in network modelling, including AM and PM peaks, from the occupation of the Stage 1 development to the completion of the full development of the Concept Plan site.	Concept Plan Transport Accessibility Study and Transport Management and Accessibility Plan (TMAP) at Appendix T
Identify infrastructure including road, pedestrian and cycling infrastructure to ameliorate the impacts of the development.	Concept Plan Transport Accessibility Study and Transport Management and Accessibility Plan (TMAP) at Appendix T
Measures to promote public transport usage and reduce car usage.	Concept Plan Transport Accessibility Study and Transport Management and Accessibility Plan (TMAP) at Appendix T
Identify various Travel Demand Management (TDM) measures that will optimise the opportunity provided by the projects sites proximity to public transport.	Concept Plan Transport Accessibility Study and Transport Management and Accessibility Plan (TMAP) at Appendix T
Provide a road network plan identifying the proposed road hierarchy including cycleways, footpaths and car parking. Plan should identify public, private roads and typical cross sections and long sections.	Concept Plan Transport Accessibility Study and Transport Management and Accessibility Plan (TMAP) at Appendix T
- Prepare a Transport Management and Accessibility Plan (TMAP) generally in accordance with the Ministry of Transport's Interim TMAP Guidelines, also including: - Staging/Sequencing Plan; - Measures to maximise public transport, walking and cycling; - Proposed pedestrian, cycling and public transport infrastructure, and; - Measures to mitigate any potential impacts on pedestrian safety.	Concept Plan Transport Accessibility Study and Transport Management and Accessibility Plan (TMAP) at Appendix T
Biodiversity	
Address the impact of the development on existing native flora and fauna and their habitats, including identified threatened species (eg. Illawarra Lowland Grassy Woodland, and Lespedeza juncea and Chonozema parviflora species), having regard to the Threatened Species Assessment Guidelines and recommend offset measures to avoid or mitigate impacts on threatened species and their habitat.	EAR Section 2.6 Environmental Constraints and Benefits EAR Section 3.10 Riparian Corridor Classification, Section 3.11 Ecological Characteristics and Values EAR Section 7.1 EPBCA, Section 7.5 Biodiversity EAR Section 8 Statement of Commitments Flora and Fauna Assessment under Part 3A of the <i>Environmental Planning and Assessment Act, 1979</i> (refer to Figure 5 of assessment) prepared by Ecological at Appendix Q
Evaluate the ecological values of Johnsons Spur and Yallah-Calderwood Regional	EAR Section 3.11 Ecological Characteristics and Values

- Habitat Corridor on this site for development (including any road upgrades). - Identify the ecological attributes of the lands proposed for dedication and how the environmental land offsets scheme will mitigate the impacts of the development. - Discuss the development of ecological corridors to link flora and fauna corridors both on and adjoining the site.	Flora and Fauna Assessment under Part 3A of the <i>Environmental Planning and Assessment Act, 1979</i> at Appendix Q
	EAR Section 4.6 Conservation and Open Space
	EAR Section 5 Proposed Development Contributions and Infrastructure Delivery Proposal
	Flora and Fauna Assessment prepared by Ecological at Appendix Q
	EAR Section 3.11 Ecological Characteristics and Values, Figure 23 and 24
Flooding - Assessment of any flood risk for the site should be conducted in accordance with the NSW Government's Flood Prone Land Policy as set out in the Floodplain Development Manual 2005. - Flood Study Report for existing conditions is to be prepared to include hydrologic and hydraulic models, calibration against existing local flood records, downstream and upstream conditions, and floodplain characteristics. - Flood Risk Management Assessment Report for the development including estimation of Flood Planning Levels and Flood Planning Area, extent of flood prone and mapping, flood behaviour, flood risks up to the PMF, evacuation, and impacts of climate change. - Consider Shellharbour Council's Floodplain Risk Management DCP and justify any departure. - Consideration of upstream and downstream flows and impacts of development yet to be built.	EAR Section 7.5 Biodiversity
	Flora and Fauna Assessment under Part 3A of the <i>Environmental Planning and Assessment Act, 1979</i> (refer to Figure 6 and Section 4 of assessment)
	EAR Section 3.12 Flooding and Stormwater
	EAR Section 4.12 Flood Management
	EAR Section 7.6 Flooding
	Illawarra Regional Strategy Sustainability Criteria prepared by JBA at Appendix F
	Existing SEPPs and 117 Directions prepared by JBA at Appendix EE
	Flood Risk Management Study prepared by Cardno at Appendix R
	Water Cycle Management Study prepared by Cardno at Appendix N
	Macquarie Rivulet Flood Study / Flood Risk Assessment prepared by Cardno at Appendix R .
	Water Cycle Management Study prepared by Cardno at Appendix N
	Flood Risk Management Study prepared by Cardno at Appendix R
	Floodplain Risk Management Study (refer to Chapter 4 and Chapter 5) prepared by Cardno at Appendix R
	Macquarie Rivulet Flood Study / Flood Risk Assessment prepared by Cardno at Appendix R
	Water Cycle Management Study prepared by Cardno at Appendix R

Assess geomorphic impacts on the watercourses and floodplain area affected by the proposal.	EAR Section 3.8 Hydrology and Geomorphology
	EAR Section 7.8 Drainage and Stormwater Management
	Geomorphology Assessment by Cardno at Appendix M
	Water Cycle Management Study prepared by Cardno at Appendix N
Water Courses/Riparian Corridors	EAR Section 3.10 Riparian Corridor Classification
	EAR Section 4.6 Riparian Corridors
	EAR Section 7.7 Riparian Corridor Network
	Riparian Consistency Report prepared by Ecological at Appendix P
Surface Water and Groundwater assessment including any proposed surface water and groundwater extraction volumes, function and location of proposed storage/ponds, design, layout, pumping and storage capacities, and all associated earthworks and infrastructure works.	EAR Section 3.12 Flooding and Stormwater, Section 3.13 Groundwater
	EAR Section 4.11 Water cycle management
	EAR Section 7.8 Drainage and Stormwater Management
	Groundwater Assessment prepared by Douglas Partners at Appendix S
	Floodplain Risk Management Study prepared by Cardno included at Appendix R
	Geomorphology Report prepared by Cardno at Appendix M
	Water Cycle Management Study prepared by Cardo at Appendix N
- Details on any water management structures/dams both existing and proposed including size and storage capacity. - Identify groundwater issues including predicted highest groundwater table at the site, works likely to affect groundwater surfaces, and proposed extraction, prevention of groundwater pollution. - Provide a scaled plan to detail and wetlands on or adjacent to the site, buffer setbacks, any Asset Protection Zones and the footprint of the proposed development.	EAR Section 4.11 Water Cycle Management
	Water Cycle Management Study prepared by Cardo at Appendix N
	EAR Section 3.13 Groundwater
	EAR Section 7.14 Geotechnical/ Soils and Contamination
	Groundwater Assessment prepared by Douglas Partners included at Appendix S
	Water Cycle Management Study prepared by Cardo at Appendix N
	Flora and Fauna Assessment prepared by Ecological at Appendix Q
	EAR Section 4 Concept Plan

- Assess any potential impact on surrounding waterways and wetlands in terms of water quality, aquatic ecosystems and riparian corridors. This should include but not be limited to: - Onsite pollution such as accidental spills and sewer overflows; - Risks such as weed invasion, encroachment and litter; and - Vegetated buffer zones.	Flora and Fauna Assessment by Ecological at Appendix Q
	Riparian Consistency Report prepared by Ecological at Appendix P
	Water Cycle Management Study prepared by Cardo at Appendix N
Drainage and Stormwater Management	
- The EA should address drainage and stormwater management issues, including: on site detention of stormwater; water sensitive urban design (WSUD); and drainage infrastructure. - Consider Shellharbour Council's Stormwater Policy and Subdivision Code for stormwater design and infrastructure, and justify any departure.	EAR Section 3.8 Hydrology and Geomorphology, Section 3.10 Riparian Corridor Classification, Section 3.12 Flooding and Stormwater
	EAR Section 4.11 Watercycle Management
	EAR Section 7.8 Drainage and Stormwater Management
	Water Cycle Management Study prepared by Cardo at Appendix N
	Development Control Strategy at Appendix BB
Ecologically Sustainable Development (ESD)	Infrastructure, Services and Facilities Implementation and Delivery Proposal prepared by DLL at Appendix G
	EAR Section 2.7 Sustainability
	EAR Section 4.4 Sustainability
	EAR Section 7.4 Transport and Accessibility
Heritage	Water Cycle Management Study prepared by Cardno at Appendix N
	Utility Services Study prepared by Cardno at Appendix Y
	Transport Accessibility Study and Transport Management Plan prepared by Cardno at Appendix T
- A heritage impact statement should be prepared in accordance with NSW Heritage Office guidelines. The statement should assess the impacts of the application on the area and any significant components of the site. The heritage significance of the area and any impacts the proposed development may have upon this significance is to be assessed. - The EA is to identify the nature and extent of impacts on any Aboriginal cultural heritage and address the requirements set out in the draft "Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation".	EAR Section 3.15 European Heritage, Section 3.16 Aboriginal Cultural Heritage
	EAR Section 7.9 European Heritage, Section 7.10 Aboriginal Cultural Heritage
	EAR Section 6.9 SEPP Amendment Proposal Heritage
	Aboriginal Archaeological and Cultural Heritage Assessment, Combined Desktop Assessment and Field Assessment Report at Appendix V
	Heritage Impact Statement prepared by Paul Davies at Appendix U

Bushfire Risk Assessment	
Provide an assessment against Planning for Bush Fire Protection 2006. The EA is to identify the ongoing management arrangements of any proposed APZs.	EAR Section 3.17 Bushfire
	EAR Section 4.9 Concept Plan Bushfire Asset Protection Zones
	EAR Section 7.11 Bushfire Risk Assessment
	Landscape and Open Space Masterplan at Appendix CC
	Bushfire Planning Assessment by Ecological at Appendix W
	Outline VPAs at Appendix DD
Utilities Infrastructure	
- Prepare a utility and infrastructure servicing strategy detailing supply of water, sewerage, stormwater, gas, electricity and telephone services. - Consideration should be given to technologies which may reduce the demand or need for servicing or provide for the supply of sustainable services.	EAR Section 3.19 Utility Services Infrastructure
	EAR Section 4.13 Infrastructure Servicing, 4.4 Sustainability
	Utilities Services Study prepared by Cardno at Appendix Y
	Infrastructure, Services and Facilities Implementation and Delivery Proposal by DLL at Appendix G
Social and Community	
- Demonstrate that the appropriate housing diversity and affordability are provided. - Provide a social assessment of the project giving consideration to the range of possible social impacts and identify positive and negative social impacts of the project, including measures to ensure the development will integrate socially with local communities. - Demand for social and community facilities and proposed S94 contributions. - Details of open space and community facilities, ongoing maintenance, and arrangement for public use, especially as the site is in 2 local government areas.	EAR Section 2.1 Housing Affordability, Section 2.3 Residential Land Supply
	EAR Section 2.7 Social Sustainability
	EAR Section 4.4 Land Uses and Distribution, Section 4.6 Conservation and Open Space
	EAR Section 5 Proposed Development Agreements and Infrastructure Delivery Proposal
	EAR Section 7.13 Social and Community
	Social and Community Planning Assessment by Elton Consulting at Appendix AA
	Illawarra Housing and Land Supply Report by DLL at Appendix E
	Infrastructure, Services and Facilities Implementation and Delivery Proposal by DLL at Appendix G
	Outline VPAs at Appendix DD
Landscape and Open Space Masterplan by Environmental Partnership at Appendix CC	

Agricultural land	Address the impact of the development on primary production values and practices of adjoining rural areas and whether any impacts on regional significant areas of food production may result.	EAR Section 2.5 Alternative Land Uses EAR Section 3.6 Agricultural Land Capability Illawarra Regional Strategy Sustainability Criteria at Appendix F Agricultural Land Study by Sphere at Appendix K
	Planning Agreements and/or Developer Contributions	
	The environmental assessment should address and provide the likely scope of planning agreement (should one be proposed) and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure. It should address demand, proposed services, local and regional services and cross boundary/LGA issues.	EAR Section 5 Proposed Development Contributions and Infrastructure Delivery Proposal Outline VPAs at Appendix DD Infrastructure, Services and Facilities Implementation and Delivery Proposal by DLL at Appendix G Social and Community Planning Assessment by Elton Consulting at Appendix AA Landscape and Open Space Masterplan by Environmental Partnership at Appendix CC
	Consultation Requirements	
During the preparation of the Environmental Assessment, you should undertake an appropriate level of consultation with the relevant Local or State government authorities, service providers, and other stakeholders. In addition the EA is to include written evidence of consultation with the following: Agencies, other authorities and groups:		EAR Section 1.4 Consultation, Figure 2 Community and Stakeholder Consultation Outcomes Report by Elton Consulting at Appendix D Landscape and Open Space Masterplan (consultation with Shellharbour City Council and Wollongong City Council) Utilities Services Study (refer to Appendix A of study for consultation with Wollongong City Council, Shellharbour City Council and all relevant utility providers) Assessment of Noise (consultation with Shellharbour City Council) Floodplain Risk Management Study (consultation with DECCW, Shellharbour City Council, Wollongong City Council and Lake Illawarra Authority) Water Cycle Management Study (consultation with DECCW, Shellharbour City Council, Wollongong City Council and Lake Illawarra Authority) Visual and Landscape Assessment (consultation with Wollongong City Council and Shellharbour City Council)

● Department of Education and Training ● All relevant utility providers A detailed community engagement strategy for the project	Flora and Fauna Assessment under Part 3A of the <i>Environmental Planning and Assessment Act, 1979</i> (consultation with DECCW)
	Social and Community Planning Assessment (consultation with Shellharbour City Council, Wollongong City Council, DET, NSW Health, Department of Premiers and Cabinet, DOCS, DADHC, NSW Police, NSW RFS and the Calderwood community)