

# Attachment 1

## Director-General's Environmental Assessment Requirements

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

<b>Application number</b>
10_0063
<b>Project</b>
Subdivision of land into approximately 275 residential lots, open space areas, conservation reserves and construction of link road
<b>Location</b>
Lots 1 and 2 DP792596 Pacific Highway South Urunga in the Bellingen local government area
<b>Proponent</b>
Roman Catholic Church – Lismore Diocese
<b>Date issued</b>
3 June 2010
<b>General requirements</b>
<p>The Environmental Assessment (EA) for the <b>Project Application</b> must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A detailed description of the proposal 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 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 EA 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 how 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. Provide justification for any inconsistencies with these planning strategies.
<b>2. Subdivision Design, Layout and Desired Future Character</b>	
2.1	Demonstrate the consistency of the proposal with the character of existing development in terms of the locality, street frontage, scale, building envelopes and future built form controls, aesthetics, energy and water efficiency and safety.
2.2	Demonstrate the consistency of the proposed subdivision design and layout with the <i>Coastal Design Guidelines for NSW</i> , <i>NSW Coastal Policy 1997</i> and <i>SEPP 71 – Coastal Protection</i> .
2.3	Identify the type of subdivision proposed across the site i.e. community, Torrens, strata. A draft community management statement should be provided if community title is proposed.
2.4	Provide details of potential building envelope, built form and design quality controls and the means for implementing them.
2.5	Provide details of any staging that demonstrates the lots will be released in an orderly and co-ordinated manner.
2.6	Provide details of land proposed to be used for recreational purposes. Outline the long-term management and maintenance of areas of open space and any conservation areas including ownership and control, management and maintenance funding, public access, revegetation and rehabilitation works and any bushfire management.
<b>3. Flora and Fauna</b>	
3.1	Assess the potential direct and indirect impacts of the proposal 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 <i>Guidelines for Threatened Species Assessment (2005)</i> .
3.2	The assessment should at a minimum: <ul style="list-style-type: none"> <li>i. map the extent of the Endangered Ecological Communities on site (and show adequate buffers);</li> <li>ii. map the distribution of hollows on and adjacent the site; and</li> <li>iii. include targeted surveys for threatened flora and fauna.</li> </ul>
3.3	Outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.
3.4	Address measures to protect and manage the riparian corridor and in particular, buffering to adjoining wetlands and adjacent aquatic habitats.
3.5	Assess the impacts of any native vegetation clearing including details of an offset strategy, where relevant, to ensure that there is no net loss of native vegetation.
<b>4. Water Cycle Management</b>	
4.1	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. An erosion and sedimentation control plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site is to be provided.
4.2	A stormwater concept plan illustrating the concept for stormwater management from the site should be provided and include details of any major overland flow paths through the site and any discharge points to the street 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.
4.3	Assess the impacts of the proposal on surface and groundwater hydrology and quality during both construction and occupation of the site.

<b>5. Visual Impact</b>	
5.1	Address the visual impact of the proposal in the context of surrounding development and relevant mitigation measures. In particular address impacts on the amenity of the foreshore, overshadowing of public reserves, loss of views from public places and cumulative impacts.
5.2	Provide a view analysis including artist's impression, photomontages, etc of the proposal in the context of the surrounding development.
5.3	Provide a landscape concept plan or drawing that shows the basic detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc).
<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> , having regard to the principles of the <i>NSW Planning Guidelines for Walking and Cycling</i> and the <i>NSW State Plan (2010)</i> to include: <ul style="list-style-type: none"> <li>(a) details and analysis of proposed access to the site</li> <li>(b) appropriate arrangements for the provision of road and public transport infrastructure needed to service the site.</li> <li>(c) pedestrian and cycle access within and to the site.</li> <li>(d) an assessment based on the current speed zonings.</li> <li>(e) an assessment of the impacts on the surrounding road network.</li> </ul>
<b>7. Hazard Management and Mitigation</b>	
<i>Contamination</i>	
7.1	Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of <i>SEPP 55 – Remediation of Land</i> .
<i>Acid Sulfate Soils</i>	
7.2	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>Bushfire</i>	
7.3	Address the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS).
<i>Geotechnical</i>	
7.4	Provide an assessment of any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations that address these limitations.
<i>Flooding</i>	
7.5	Provide an assessment of any flood risk on site (for the full range of floods including events greater than the design flood, up to probable maximum flood; and from coastal inundation, catchment based flooding or a combination of the two) and having consideration of any relevant provisions of the <i>NSW Floodplain Development Manual 2005</i> . The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposal, address the impact of the proposal (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event.
7.6	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> .
<i>Mosquito Risk</i>	
7.7	Address the potential impacts of nearby potential mosquito habitat for future residents of the proposal.

<b>8. Noise</b>	
8.1	Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures.
8.2	Demonstrate that the proposal will be designed, constructed and operated so that there are no unacceptable impacts from noise.
<b>9. Heritage and Archaeology</b>	
9.1	Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. The assessment must address the information and consultation requirements of the draft <i>Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation</i> (DEC 2005) and <i>Interim Community Consultation Requirements for Applicants</i> (DEC 2004)
9.2	Identify any items of non-indigenous heritage significance and, where relevant, provide measures for the conservation of such items. If impacts are proposed as part of the final development, clear justification of such impacts should be provided.
<b>10. Socio-economic Impacts</b>	
10.1	Provide a social impact assessment for the proposal. Address the social and economic context of the proposal in terms of infrastructure requirements, public transport, community services and facilities (including schools and medical services) and provision of any affordable housing.
<b>11. Infrastructure Provision</b>	
11.1	Address existing capacity and requirements of the proposal for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.
11.2	Address and provide the likely scope of any planning agreements and/or development contributions with Council/ Government agencies (including relevant community/state infrastructure contributions).
<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>• Bellingen Shire Council;</li> <li>• Department of Environment, Climate Change and Water;</li> <li>• Department of Primary Industries;</li> <li>• NSW Rural Fire Service;</li> <li>• Roads and Traffic Authority;</li> <li>• Land and Property Management Authority;</li> <li>• State Emergency Service;</li> <li>• Northern Rivers Catchment Management Authority;</li> <li>• Local Aboriginal Land Council/s and other Aboriginal community groups; and</li> <li>• Utility and infrastructure providers.</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 to accompany the Application

<b>Plans of the proposal</b>	<p>The following plans, architectural drawings and diagrams of your proposal will be required to be submitted as part of your environmental assessment:</p> <ol style="list-style-type: none"> <li>1. The <b>existing site survey plan</b> is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> <li>• the location of the land, the measurements of the boundaries of the land, the size of the land and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings and private open space.</li> </ul> </li> <li>2. An <b>aerial photograph</b> of the subject site with the site boundary 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, 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.).</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 and open space, water courses and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes; and</li> </ul> <p>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.</p> </li> <li>5. <b>Subdivision plans</b> are to show the following:- <ul style="list-style-type: none"> <li>• The location, boundary dimensions, site area and north point of the land, and names of roads fronting the land;</li> <li>• Title showing the description of the land with lot and DP numbers etc;</li> <li>• Existing and proposed subdivision pattern including all measurements and sites areas of existing and proposed allotments;</li> <li>• Location and details of all proposed roads and footpaths;</li> <li>• Location of all structures proposed and retained on site;</li> <li>• Cross sections of roads, including gradients, widths, road names, footpaths etc.</li> <li>• Existing and proposed finished levels in relation to roads, footpaths and structures;</li> <li>• Location and details of access points to the subdivision;</li> <li>• Existing vegetation on the land and vegetation to be retained;</li> <li>• Location of services and infrastructure, and proposed methods of draining the land;</li> <li>• Any easements, covenants or other restrictions either existing or proposed on the site;</li> <li>• Type of subdivision proposed (Torrens, strata and/or community title).</li> </ul> </li> <li>6. <b>Construction Management Plan</b> – an indicative plan which outlines traffic and pedestrian management during construction and management of impacts on amenity of adjoining properties and appropriate mitigation measures including noise, dust and sediment and erosion controls;</li> </ol>
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## 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)
	Draft Threatened Biodiversity Survey and Assessment Guidelines (DEC, 2004)
	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) <a href="http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20GuideMajProjComConsult%20BRO.pdf">http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20GuideMajProjComConsult%20BRO.pdf</a>
<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).
<b>Environmental Management Systems</b>	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)

Aspect	Policy /Methodology
<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)
<b>Safety and Hazards</b>	
	Electrical Safety Guidelines (Integral Energy)
<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>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 (NSW Landcom, March 2004) - "The Blue Book"
<b>Waterways</b>	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
<b>Wetlands</b>	NSW Wetlands Management Policy (DLWC 2000)

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