



Planning

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Our ref: 09_0088,qB149204, 10/14348

John Toon
John Toon Pty Ltd
17 Bunyana Avenue,
WAHROONGA NSW 2076

Dear Mr Toon

Subject: CONCEPT PLAN APPLICATION- MIXED USE SUBDIVISION 09_0088

Please find attached at **Attachment 1**, amended Director-General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the concept application. The DGRs have been amended to include Lot 7 DP 1065111, the proposed location of the collector road that links to Culburra Road, in the project location. These requirements have been prepared in consultation with the relevant government agencies including Shoalhaven City Council. These requirements have been provided on the basis that no development will occur in the Lake Wolumboola catchment and that the Concept Plan will not be used to rezone lands or facilitate prohibited uses.

It was identified prior to the 4 May 2010 Planning Focus Meeting that there are varying views regarding the exact location of the Lake Wollumboola catchment boundary. It is recommended that you provide the Department with documentation (such as a surveyor's report) clarifying what you believe is the catchment boundary. The Department will consider the information provided, in consultation with other agencies, to ensure that your application proceeds on the correct basis.

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. Also note the DGRs have been prepared for a Concept Plan only as there was insufficient detail in the information provided to prepare DGRs for the project application. The project application can be dealt with at a later date.

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.

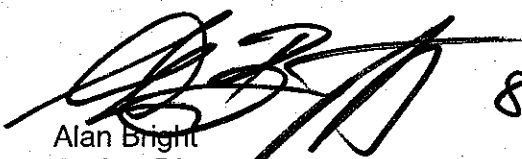
Please note that under section 75U of the Act, Part 3A applications do not require certain permits/approvals required under other legislation. These matters are considered as part of the Part 3A assessment process. For example, Section 87 permits and Section 90 consents under the *National Parks and 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 Emma Barnet on 9228 6441 or email emma.barnet@planning.nsw.gov.au.

Yours sincerely


Alan Bright
Acting Director
Regional Projects
as delegate for the Director General

8 JULY 2010.

Attachment 1

Director-General's Environmental Assessment Requirements

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

Application number
09_0088
Project
Concept Plan for a staged mixed use subdivision
Location
Lot 61 DP 755971, Lot 5 DP 1065111, Lot 7 DP 1065111 and Lot 6 DP 1065111 West Culburra
Proponent
Realty Relizations Pty Ltd
Date issued
General requirements
<p>The Environmental Assessment (EA) for the Concept Application must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. An outline of the scope of the project including: <ul style="list-style-type: none"> • any development options; • justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest; • outline of the staged implementation of the project if applicable; 3. A thorough site analysis including constraints mapping and description of the existing environment; 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, the <i>South Coast Regional Strategy</i> and Development Control Plans; 5. Consideration of the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; 6. Consideration of impacts, if any, on matters of National Environmental Significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; 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; 8. The plans and documents outlined in Attachment 2; 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 10. An assessment of the key issues specified below and a table outlining where in the EA these key issues have been addressed. 11. A Quantity Surveyors Certificate of Cost to verify the capital investment value of the project.

Key Issues	
The EA must address the following key issues:	
1. Strategic Planning	
1.1	Justify the proposal with reference to relevant local, regional and State planning strategies. Provide justification for any inconsistencies with these planning strategies.
1.2	Demonstrate consistency of the proposed subdivision with the <i>South Coast Regional Strategy</i> (as well as the recommendations resulting from the <i>South Coast Sensitive Urban Lands Review</i>), <i>NSW Coastal Design Guidelines</i> and <i>NSW Coastal Policy</i> .
2. Subdivision Design, Layout and Desired Future Character	
2.1	Provide a Structure Plan for the site that identifies location of indicative land uses, lot layout, densities, road and open space networks and areas of environmental protection on the site. The Structure Plan is to include: <ul style="list-style-type: none"> (a) Consideration of the site's context, topography, opportunities and constraints. (b) Identification of buffer areas and environmental protection zones, inclusive of riparian areas. (c) Identification of areas capable of accommodating higher densities of housing to facilitate increased housing supply and choices and to promote social and economic development.
2.2	Discuss the desired urban form of the development covering issues such as: proposed road hierarchy and character, public domain/built form interface, building heights and gross floor areas. Include consideration of the integration and compatibility of the proposed land uses and potential impacts such as access arrangements for each use, traffic, buffers, density controls and suitability of the proposed development with the surrounding area.
2.3	Outline the long-term management, maintenance and rehabilitation of any areas of open space or conservation including ownership and control, management and maintenance funding, public access, revegetation and rehabilitation works and bushfire management.
2.4	Demonstrate the consistency of the proposed subdivision with the <i>NSW Coastal Design Guidelines</i> , <i>NSW Coastal Policy 1997</i> , <i>NSW South Coast Regional Strategy</i> and <i>SEPP 71-Coastal Protection</i> .
2.5	Provide details of proposed design quality controls and the means for implementing them.
2.6	Provide details of any staging that demonstrates the lots will be released in an orderly and coordinated manner.
3. Visual Impact	
3.1	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. Provide visual aids, including photo montages from key view points.
3.2	Intended view corridors should be identified including any areas of native vegetation or trees required to be removed to facilitate views.
4. Infrastructure Provision	
4.1	Address existing capacity and any required augmentation of sewerage, water, electricity, waste disposal, telecommunications and gas infrastructure, in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works. Ensure proposed infrastructure (such as stormwater basins, wetlands, cycling/walking tracks) are located on private land and outside of any riparian corridors/ecological buffers.
4.2	Identify any existing easements over the site.
4.3	Address proposed contingency measures to ensure sewage infrastructure does not negatively impact on water quality of the adjacent wetlands and the Crookhaven River.
4.4	Address and provide the likely scope of any planning agreements and/or development contributions with Council/ Government agencies (including relevant community/state infrastructure contributions).

5. Traffic and Access	
5.1	<p>Prepare a Transport and Accessibility 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:</p> <ul style="list-style-type: none"> (a) details and analysis of proposed access to the site (b) network modelling using TRACKS (c) appropriate arrangements for the provision of road and public transport infrastructure needed to service the site. Specifically in relation to the Nowra/Culburra bus service, inclusive of the feasibility of the proposed diversion of the existing service, early provision of the service and funding (d) pedestrian and cycle access within and to the site (e) an assessment based on the current speed zonings, with consideration of safe spacing of intersections within 100km/hr speed zones (f) an assessment of the impacts on the surrounding road network.
5.2	Provide for a road network allows for (potential) future public access to the coastal foreshore.
5.3	Demonstrate consistency of the proposal with the NSW Government's <i>Integrating Land Use & Transport policy package</i> .
6. Hazard Management and Mitigation	
<i>Coastal Processes</i>	
6.1	Address coastal hazards and the provisions of the Coastline Management Manual. In particular consider impacts associated with wave and wind action, coastal erosion, climate change, sea level rise (as set out in <i>NSW Coastal Planning Guideline: Adapting to Sea Level Rise (2009)</i> and <i>NSW Sea Level Rise Policy Statement</i>) and more frequent and intense storms.
<i>Contamination</i>	
6.2	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>	
6.3	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>	
6.4	Address the requirements of <i>Planning for Bush Fire Protection 2006 (RFS)</i> .
<i>Geotechnical</i>	
6.5	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>	
6.6	Provide an assessment of any flood risk on site (for the full range of floods including events greater than the design flood, up to probable maximum flood; and from coastal inundation, catchment based flooding or a combination of the two) and having consideration of any relevant provisions of the <i>NSW Floodplain Development Manual 2005</i> . The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, address the impact of the development (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event.
6.7	Assess the potential impacts of sea level rise and an increase in rainfall intensity on the flood regime of the site and adjacent lands with consideration of <i>Practical Consideration of Climate Change – Floodplain Risk Management Guideline DECC, October 2007</i> , the <i>Sea Level Rise Policy Statement (NSW Government, October 2009)</i> and the <i>NSW Coastal Planning Guideline: Adapting to Sea Level Rise</i> .

7. Water Cycle Management	
7.1	Prepare an Integrated Water Cycle Management Strategy for the overall development which considers water supply, sewage.
7.2	Address stormwater management based on Water Sensitive Urban Design principles which addresses direct and indirect impacts on quality of surface and groundwater and the surrounding environment (including Lake Wollumboola, the Crookhaven River, riparian areas and the SEPP 14 wetlands), drainage and water quality controls for the catchment, and erosion and sedimentation controls at construction and operational stages. Demonstrate an acceptable level of water quality protection for a range of water quality parameters including turbidity, gross pollutants, nitrogen and phosphorus with respect to water quality and river flow recognising the environmental and food production importance of the receiving waters (eg sea grass beds and oyster aquaculture). Demonstrate consistency with any relevant <i>Statement of Joint Intent</i> established by the Healthy Rivers Commission, the <i>NSW Government River Flow Objectives</i> and <i>Water Quality Objectives</i> framework.
7.3	Address potential direct and indirect impacts and relevant mitigation measures on oyster leases and aquaculture in the vicinity of the site.
7.4	Prepare a conceptual design layout plan for the preferred stormwater treatment train showing location, size and key functional elements of each part of the system.
7.5	Undertake a detailed groundwater assessment that includes (but is not limited to), the current quality of the groundwater, any existing groundwater users, the nature and profile of the groundwater regime under the site (natural flow regime, water table local drainage patterns), interactions between the groundwater and surface water, any hydrologic impacts (including cumulative) which would affect its depth or water quality, result in increased groundwater discharge, impact on the stability of potential acid sulfate soils in the vicinity, or affect groundwater dependent native vegetation. Identify measure for preventing groundwater pollution.
7.6	Map the presence and distribution of groundwater dependant ecosystems on and surrounding the site. Identify measures to maintain natural patterns and levels of groundwater flow and other protective measures for any groundwater dependant ecosystems.
7.7	Provide details on any existing surface water and groundwater licences under the <i>Water Act 1912</i> , any proposed water extraction (surface or groundwater) including purpose, as well as the function and location of all existing and proposed storage/ponds.
7.8	Design a long term water quality monitoring program that shall be implemented prior to stage one and last until such time as the dwelling construction phase is complete. The program should include monitoring of the receiving waters of the Crookhaven River and groundwater. The program should be one of adaptive management, used to assess the effectiveness of the water quality controls, by highlighting deficiencies that may exist and enhancements that may be required. The results of the monitoring program should be used to form the basis of the programs for subsequent stages, thereby preventing irreversible impacts to the Crookhaven/Shoalhaven estuary and adjacent wetlands. Provide details of contingency plans in the event of potential adverse impacts and degradation of the Crookhaven/Shoalhaven Estuary and wetlands.
8. Heritage and Archaeology	
8.1	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).
8.2	Identify any items of non-indigenous heritage significance and, where relevant, provide measures for the conservation of such items.
9. Flora and Fauna	
9.1	Assess the potential direct and indirect impacts of the development on flora and fauna (including aquatic) 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</i> (2005). Identify whether the proposal meets each of the key thresholds set out in Step 5 of the draft <i>Part 3A Threatened Species Assessment Guidelines</i> and describe the actions that will be taken to firstly avoid or, if necessary, mitigate or compensate unavoidable impacts, where relevant. Provide details of any offset strategy or other suitable mitigation measures to ensure that there is no net loss of native vegetation values.

9.2	<p>The assessment should at a minimum:</p> <ol style="list-style-type: none"> map the extent of the Endangered Ecological Communities on site (and show adequate buffers) map the distribution of hollows on and adjacent the site include targeted surveys for threatened flora (refer to the list in DECCW response attached) include targeted surveys for identified threatened fauna (refer to the list in DECCW response attached) address (and identify in relation to the 7(a) zoning) riparian zone buffering to adjoining wetlands and waterways demonstrating how the Wetlands, the Crookhaven River and Curleys Bay will be protected.
9.3	Outline measures for the (in-perpetuity) management of EECs and other conservation areas including riparian area buffers and any proposed offsets.
9.4	Outline measures for the conservation of existing wildlife corridor values (particularly the north/south linkage) and/or connective importance of any vegetation on the subject land.
9.5	Address impacts on migratory species listed under Section 20 and 20A and species listed under Section 18 and 18A of the EPBC Act.
10. Noise	
10.1	Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures.
10.2	Demonstrate that the proposal will be designed, constructed and operated so that there are no unacceptable impacts from noise.
11. Odour	
11.1	Undertake an Odour assessment (in accordance with DECCW's <i>Assessment and management of odour from stationary sources in NSW - Technical Framework</i> and <i>DECCW's Odour Policy</i>) to determine an appropriate buffer to the STP. Justify any departure from setbacks contained within Council's DCP 67.
12. Socio-economic Impacts	
12.1	Provide a social impact assessment for the development. Address the social and economic context of the development (for both the tourist and residential components) in terms of infrastructure requirements, public transport, community services and facilities (including schools and medical services).
12.2	Address the design considerations, where appropriate, within the Heart Foundation's <i>Healthy by Design: a planners' guide to environments for active living</i> .
Consultation	
<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"> Commonwealth Department of the Environment, Water, Heritage and the Arts; Shoalhaven City Council; Shoalhaven Water; Department of Environment and Climate Change and Water; Department of Industry and Investment (Aquatic Habitat Protection); NSW Rural Fire Service; NSW Office of Water; Roads and Traffic Authority; State Emergency Service; Land and Property Management Authority Department of Health Department of Education and Training The Southern Rivers Catchment Management Authority; Jerringa Local Aboriginal Land Council and other Aboriginal community groups; and Integral Energy 	

- Shoalhaven Shellfish Quality Assurance Program

(b) *Public:*

Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.

The consultation process and the issues raised should be described in the Environmental Assessment.

Deemed Refusal Period

60 days

Attachment 2

Plans and Documents to accompany the Application

Plans and Documents of the development	<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"> 1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> • the location of the land, the measurements of the boundaries of the land, the size of the land and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. 2. An aerial photograph of the subject site with the site boundary superimposed. 3. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses (including top of bank), wetlands, riparian land (on and adjacent to the site) rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc.). 4. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> • 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. 5. A zoning plan must be provided which shows the existing zoning overlaid with the proposed development layout. An extract of the land use table or relevant clauses from the subject LEP is required. 6. Subdivision plans are to show the following:- <ul style="list-style-type: none"> • 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; • 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
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	<p>draining the land;</p> <ul style="list-style-type: none"> • Any easements, covenants or other restrictions either existing or proposed on the site; • Type of subdivision proposed (Torrens, strata and/or community title). • Location of water pollution control ponds and drainage discharge points. <p>7. 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 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;</p> <p>8. 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 and proposals for auditing of compliance ;;</p> <p>9. Landscape Concept Plan – showing planting design and plant/tree species to be used, listing botanical and common names, mature height and spread, including details of street trees, furniture, signage, lighting and surface treatments (i.e. pavers).</p> <p>10. View analysis – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.</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"> • Planning; • Flora and Fauna; • Bushfire; • Landscaping; • Geotechnical and/or hydrogeological (groundwater); • Stormwater/drainage; • Urban Design/Architectural; • Contamination in accordance with the requirements of SEPP 55; and • Acid Sulfate Soils.
Documents to be submitted	<ul style="list-style-type: none"> • Both hard copy and electronic versions of the Environmental Assessment will be required to be submitted. Please contact the Department prior to submitting your Environmental Assessment to determine how many copies will be required. • If the Environmental Assessment is bulky, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
Electronic Documents	<p>Electronic documents presented to the Department for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> ▪ All files should be approximately 5 Mb. ▪ Large files of more than 5 Mb will need to be broken down and supplied as different files.

Attachment 3

State Government technical and policy guidelines

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

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

Aspect	Policy /Methodology
Biodiversity	
	Draft Guidelines for Threatened Species Assessment (DEC & DPI, 2005)
	Threatened Biodiversity Survey and Assessment - Guideline for Developments and Activities - DECCW 2009
	Threatened Species Assessment Guidelines: The Assessment of significance - DECC 2007
	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)
Coastal Planning	
	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)
	Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007)
	Draft Coastal Risk Management Guide: Incorporating sea level rise benchmarks in flood risk assessments (DECCW, 2009)
	Draft Coastal Risk Management Guide: Incorporating the sea level rise benchmarks in coastal hazard assessments (DECCW, 2009)
	Draft NSW Coastal Planning Guideline: Adapting To Sea Level Rise (DoP, 2009)
Community Consultation	
	Guidelines For Major Project Community Consultation, (NSW Department of Planning, 2007)
Bushfire	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
Contamination and Soils	
	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)

Aspect		Policy / Methodology
		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)
Environmental Management Systems		
		NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
		Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)
Heritage		
Aboriginal		Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005)
		Interim Community Consultation Requirements for Applicants (DEC, 2004)
Non-Indigenous		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
Noise		
		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)
Safety and Hazards		
		Electrical Safety Guidelines (Integral Energy)
		Crime prevention and assessment of development applications 2001
Traffic & Transport		
		Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
		Guide to Traffic Generating Developments (RTA, 2002)
		Integrating Land Use & Transport policy package, (DUAP 2001)
Urban Design: Cycleway/Pathway Design		
		Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)
Vibration		
		Assessing Vibration: A Technical Guideline (DEC, 2006)
Water		
Water Quality		Water quality guidelines for the protection of aquatic ecosystems for upland rivers. (ANZECC, 2000)
		Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
Effluent Reuse		Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
Floodplain		NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
		Practical Consideration of Climate Change – Floodplain Risk Management

Aspect	Policy/Methodology
	Guideline (DECC, October 2007)
Groundwater	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)
	NSW Groundwater Quantity Management Policy (DLWC)
	NSW Groundwater Policy Framework Document –General (DLWC 1997)
Stormwater	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)
	Constructed Wetlands Manual (NSW DLWC 1998)
Waterways	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
Wetlands	NSW Wetlands Management Policy (DLWC 2000)
EPBC Act	
FOR A CONTROLLED ACTION	Commonwealth Environment Protection and Biodiversity Conservation Act 1999: Guide to implementation in NSW: March 2007

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