



NSW GOVERNMENT  
**Department of Planning**

Contact: John Phillpott  
Phone: 9228 6441  
Fax:  
Email: john.phillpott@planning.nsw.gov.au  
Our ref: MP 09\_0194  
Your ref:

Mr Adam Crampton  
ADW Johnson  
PO Box 3717  
Tuggerah NSW 2259

Dear Mr Crampton

**Subject: MP 09\_0194 Our Lady of the Sacred Heart School Site, Bowral**

The Department has received your application for the proposed housing for seniors or people with a disability at the site of the former Our Lady of the Sacred Heart School Site, Bowral.

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

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

It should be noted that the DGRs have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

If the Environmental Assessment (EA) is not exhibited within 2 years of the date of issue of these requirements, you should consult further with the Director-General in relation to the preparation of the EA.

Please contact the Department at least two weeks before you propose to submit the EA for the project to determine:

- the fees applicable to the application. Note that you will need to provide a signed statement from a Quantity Surveyor to verify the capital investment value of the project;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the EA that will be required.

A signed statement from a Quantity Surveyor to verify the Capital Investment Value (CIV) of the final design of the project is required to accompany the submitted Environmental Assessment. If the CIV for this final design is below that specified in clause 13(a) of schedule 1 of SEPP (Major Development) 2005, this is to be discussed with the Department prior to lodgement of the final Environmental Assessment.

The RTA have advised that Wingecarribee Shire Council has indicated that they will model the development in their Bowral Town Centre Paramics Model. They suggested that you liaise with the Council through this process to determine the appropriate inputs for the model.

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 Environment and Water Resources (DEWR) 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 John Phillipott on 9228 6441 or email [john.phillpott@planning.nsw.gov.au](mailto:john.phillpott@planning.nsw.gov.au).

Yours sincerely

 25/1/11  
Joanna Bakopanos  
A/Director  
Regional Projects  
as delegate for the Director-General

# Attachment 1

## Director-General's Environmental Assessment Requirements

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

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| <b>Application number</b>  |
| 09_0194  |
| <b>Project</b>   |
| Project Application for housing for seniors or people with a disability  |
| <b>Location</b>  |
| Lots 1-2 DP 1101892 and Lots 4-11 DP 1109214 Cnr Centennial, Kirkham, and Mount Roads, Bowral  |
| <b>Proponent</b>   |
| Falco Projects Pty Ltd   |
| <b>Date issued</b>   |
| 25 January 2011  |
| <b>General requirements</b>  |
| <p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A detailed description of the proposal;</li> <li>3. 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>4. A thorough site analysis including constraints mapping and description of the existing environment;</li> <li>5. 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>6. Consideration of the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>;</li> <li>7. 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>8. 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>9. The plans and documents outlined in <b>Attachment 2</b>;</li> <li>10. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and</li> <li>11. An assessment of the key issues specified below and a table outlining where in the EA these key issues have been addressed.</li> </ol> |

| <b>Key Issues</b>                             |  |
|---|--|
| The EA must address the following key issues: |  |
| <b>1. Strategic Planning</b>                  |  |
| 1.1   | Justify the proposal with reference to relevant local, regional and State planning strategies. Provide justification for any inconsistencies with these planning strategies.   |
| 1.2   | Provide an assessment of the proposal against the aims, site-related and design requirements, and development standards of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.   |
| <b>2. Urban Design and Sustainability</b>     |  |
| 2.1   | Provide a Design Statement and Access Review prepared by a registered Architect that outlines the development context, design objectives, uses proposed, GFAs, FSR, layout, scale, materials and finishes schedule, paths of travel, emergency egress and accessibility.   |
| 2.2   | A Landscape Concept Plan is to be prepared in accordance with the requirements of Council for all hard and soft surfaces across the whole site and the public domain.  |
| 2.3   | Provide a Design Verification Statement from a NSW registered architect.   |
| 2.4   | Demonstrate compliance with SEPP 65, the Residential Flat Design Code and BASIX.   |
| 2.5   | Provide a Building Management Plan which includes details in relation to occupancy, management systems, use of amenities and facilities and body corporate roles and responsibilities etc.   |
| 2.6   | Prepare a Crime Prevention through Environmental Design report having regard for the principles for minimising crime risk within the Department of Planning's Guideline; <i>Crime Prevention and Assessment of Development Applications 2001</i> .   |
| <b>3. Visual Impact</b>                       |  |
| 3.1   | Address the visual impact of the proposal in the context of surrounding development and relevant mitigation measures. In particular address impacts on overshadowing of public reserves, loss of views from public places and cumulative impacts.  |
| 3.2   | Use visual aids such as scale model and photomontage to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas. Amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas must be addressed.  |
| <b>4. Infrastructure Provision</b>            |  |
| 4.1   | 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.   |
| 4.2   | 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>5. Traffic and Access</b>                  |  |
| 5.1   | A Traffic Impact Study is required. As a guide Table 2.1 of the RTA Guide to Traffic generating developments outlines the key issues that may be considered in preparing a Traffic Impact study.   |
| 5.2   | Network modelling is required using Paramics or equivalent. The analysis shall be undertaken in accordance with RTA standards and include a calibration and validation report.   |
| 5.3   | Intersection modelling using SIDRA or equivalent shall be undertaken for junctions identified from the Paramics modelling to be impacted by the project considering the following <ul style="list-style-type: none"> <li>o AM and PM peaks volumes and holiday peak volumes, and</li> <li>o Existing traffic volumes with and without development and 10 year projected volumes with and without the development.</li> </ul> |
| 5.4   | The traffic assessment should identify suitable infrastructure required to ameliorate traffic impacts and safety impacts associated with the project. This should include identification of pedestrian, cyclists and public transport infrastructure and an assessment of the impacts of any   |

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| roadworks required as a result of the project. |  |
| <b>6. Hazard Management and Mitigation</b>     |  |
| <i>Contamination</i>                           |  |
| 6.1  | 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>                      |  |
| 6.2  | 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 Soil Management Plan (prepared in accordance with ASSMAC Guidelines).   |
| <i>Bushfire</i>                                |  |
| 6.3  | Address the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS).   |
| <i>Geotechnical</i>                            |  |
| 6.4  | 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>                                |  |
| 6.5  | 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 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.                             |
| 6.6  | Assess the potential impacts of 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</i> (DECC, October 2007).   |
| <b>7. Water Cycle Management</b>               |  |
| 7.1  | 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.   |
| 7.2  | 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, including details of any major overland flow paths, any discharge points to the street drainage, any on-site detention system (including site discharge calculations), and the proposed erosion and sediment control methods to Council's requirements.  |
| 7.3  | Assess the impacts of the proposal on surface water hydrology and quality during both construction and occupation of the site.   |
| 7.4  | Consider the nature and profile of the groundwater regime under the site, including any hydrologic impacts 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.   |
| <b>8. Heritage and Archaeology</b>             |  |
| 8.1  | A report be prepared that identifies the nature and extent of impacts on Aboriginal cultural heritage values across the project area in accordance with the <i>Guidelines for Aboriginal Cultural heritage Impact Assessment and Community Consultation</i> (DEC 2005) available from the Department of Planning. The report should describe the actions that will be taken to avoid or mitigate impacts or compensate to prevent unavoidable impacts of the project on Aboriginal cultural heritage values. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented. |
| 8.2  | The assessment report needs to clearly demonstrate that effective community consultation with  |

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| 8.3   | <p>Aboriginal communities has been undertaken in determining and assessing impacts, developing options and making final recommendations. Consultation should be undertaken in accordance with <i>Aboriginal Cultural Heritage Consultation requirements for Proponents</i> (DECCW 2010).</p> <p>Identify any items of non-indigenous heritage significance on site or off site and, where relevant, provide measures for the conservation of such items. A Heritage Assessment of the non-indigenous heritage values of the site is to be submitted, including any built, archaeological, landscape and moveable items of potential significance. A Statement of Heritage Impact is to be submitted detailing and evaluating any impacts that the project would have on the non-indigenous heritage significance of this site or adjacent sites.</p> |
| <b>9. Flora and Fauna</b>   |  |
| 9.1   | <p>The assessment should specifically report on all considerations listed in the draft Guideline for Threatened Species Assessment (DPI &amp; DEC, 2005). Biodiversity values and impacts can be quantified and categorised using either:</p> <ol style="list-style-type: none"> <li>A detailed biodiversity assessment conducted and documented in accordance with the draft <i>Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities – Working Draft</i> (DEC, 2004) and <i>Threatened Species Survey and Assessment Guidelines: Field Survey Methods for Fauna – Amphibians</i> (DECCW, 2009), or</li> <li>BioBanking Assessment Methodology conducted and documented in accordance with the <i>BioBanking Assessment Methodology and Credit Calculator Operational Manual</i> (DECCW, 2008)</li> </ol>       |
| 9.2   | Where biodiversity values and impacts have been quantified and categorised using a detailed biodiversity assessment, any residual offsets must be assessed and documented in accordance with the <i>Principles for the use of Biodiversity Offsets in NSW</i> (DECCW, 2008).   |
| 9.3   | Where biodiversity values and impacts have been quantified and categorised using the BioBanking Assessment Methodology, but not being considered as part of the BioBanking scheme, any residual offset must be assessed and documented in accordance with the <i>Interim Policy on Assessing and Offsetting Biodiversity impacts of Part 3A Developments</i> (DECCW, 2010).  |
| 9.4   | Outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.   |
| 9.5   | Address measures to protect and manage the riparian corridor.  |
| <b>10. Noise</b>  |  |
| 10.1  | Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures.   |
| <b>11. Socio-economic Impacts</b>   |  |
| 11.1  | Provide a social impact assessment for the project. Address the social and economic context of the development in terms of infrastructure requirements, public transport, community services and facilities (including medical services), specifically the need for respite places within the project, and the impact of the proposal on local and regional aged care services.  |
| <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>• Wingecarribee Shire Council;</li> <li>• Department of Planning, (including the Illawarra regional office);</li> <li>• Department of Environment and Climate Change and Water (DECCW);</li> <li>• NSW Rural Fire Service;</li> <li>• NSW Office of Water;</li> <li>• Roads and Traffic Authority;</li> <li>• Land and Property Management Authority;</li> <li>• Department of Health – South Eastern Sydney and Illawarra Area Health Service;</li> <li>• State Emergency Service;</li> <li>• Sydney Catchment Management Authority;</li> </ul> |  |

- The relevant Local Aboriginal Land Council/s and other Aboriginal community groups; and
- Integral Energy (or the relevant electricity supplier)

(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

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| <p><b>Plans and Documents of the development</b></p> | <p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:</p> <ol style="list-style-type: none"> <li>1. The <b>existing site survey plan</b> is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> <li>• the location of the land, the measurements of the boundaries of the land, the size of the land and north point;</li> <li>• the existing levels of the land 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> <li>• All levels to be to Australian Height Datum</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> <li>• The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.</li> </ul> </li> <li>5. A <b>zoning plan</b> must be provided which shows the existing zoning overlaid with the proposed development layout. An extract of the land use table or relevant clauses from the subject LEP is required.</li> <li>6. <b>Subdivision plans</b> (where proposed) 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>• 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</li> </ul> </li> </ol> |
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|                                  | <p>draining the land;</p> <ul style="list-style-type: none"> <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> <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> </ul> <p>7. The <b>Architectural drawings</b> are to be drawn to scale and illustrate the following general features:</p> <ul style="list-style-type: none"> <li>the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;</li> <li>the floor plans;</li> <li>the location of lifts, stairs and corridors;</li> <li>adaptable housing requirements;</li> <li>section plans;</li> <li>accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>fenestrations, balconies and other features;</li> <li>communal facilities and servicing points;</li> <li>the height of the proposed development in relation to the land;</li> <li>any changes that will be made to the level of the land by excavation, filling and otherwise;</li> <li>parking and vehicular access arrangements; and</li> <li>pedestrian access to, through and within the site.</li> </ul> <p>8. <b>Elevations</b> – of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, details of the maximum height permitted under the Council's LEP and/or DCP, building length and articulation, the composition of the façade and roof design including external building materials and colours, existing buildings on the site, building entries (pedestrian, vehicular and service), streetscape elevations and perspectives/montages, and profile of buildings on adjacent properties.</p> <p>9. <b>Construction Management Plan</b> – a plan which outlines traffic and pedestrian management during construction and management of impacts on amenity of adjoining properties and appropriate mitigation measures including noise, dust and sediment and erosion controls;</p> <p>10. <b>BASIX</b> – compliance details and relevant certificates.</p> <p>11. <b>Shadow Diagrams</b> – diagrams showing solar access to the site and adjacent properties, including the public reserve, at summer solstice (Dec 21), winter solstice (Jun 21) and the equinox (Mar 21 and Sept 21) at 9am, 12 midday, 3pm and 6.30pm.</p> |
| <b>Documents to be submitted</b> | <ul style="list-style-type: none"> <li>Both hard copy and electronic versions of the Environmental Assessment will be required to be submitted. Please contact the Department prior to submitting your Environmental Assessment to determine how many copies will be required.</li> <li>If the Environmental Assessment is bulky, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.</li> </ul>  |
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| <b>Electronic Documents</b> | <p>Electronic documents presented to the Department for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> <li>▪ All files should be approximately 5 Mb.</li> <li>▪ Large files of more than 5 Mb will need to be broken down and supplied as different files.</li> </ul> |
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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)                                       |
|   | Threatened Biodiversity Survey and Assessment - Guideline for Developments and Activities - DECCW 2009     |
|   | Threatened Species Assessment Guidelines: The Assessment of significance - DECC 2007                       |
|   | Guidelines for Developments Adjoining DECC Land (DECC, 2008)   |
|   | Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003) |
|   | Policy and Guidelines: Aquatic Habitat Management and Fish Conservation (NSW Fisheries, 1999)              |
|   | Threatened Species Management Manual (NPWS, 1998)  |
| <b>Community Consultation</b>           |  |
|   | Guidelines For Major Project Community Consultation, (NSW Department of Planning, 2007)                    |
| <b>Bushfire</b>                         |  |
|   | Planning for Bushfire Protection 2006 (NSW Rural Fire Service)   |
| <b>Contamination and Soils</b>          |  |
|   | Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP & EPA, 1998)          |
|   | Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)                            |
|   | Contaminated Sites: Sampling Design Guidelines (EPA, 1999)   |
|   | NSW Acid Sulfate Soil Management Advisory Committee - Acid Sulfate Soil Manual (ASSMAC, 1998).             |
|   | National Environment Protection (Assessment of Site Contamination) Measure (NEPC 1999)                     |
| <b>Environmental Management Systems</b> |  |
|   | NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)                         |
|   | Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)                             |
| <b>Heritage</b>                         |  |
| <b>Aboriginal</b>                       | Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005) |
|   | Interim Community Consultation Requirements for Applicants (DEC, 2004)                                     |

| Aspect                                       | Policy /Methodology   |
|--|---|
| <b>Non-Indigenous</b>                        | Assessing Heritage Significance Update for Heritage Manual, NSW Heritage Office, 2000   |
|  | Statements of Heritage Impact, NSW Heritage Office 2002   |
|  | NSW Heritage Manual, NSW Heritage Office 1996   |
| <b>Noise</b>                                 |   |
|  | Environmental Criteria for Road Traffic Noise (EPA, 1999)   |
|  | Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS 3671-1989)           |
|  | Interim Construction Noise Guideline (DECC, 2009)   |
| <b>Safety and Hazards</b>                    |   |
|  | Electrical Safety Guidelines (Integral Energy)  |
|  | Crime prevention and assessment of development applications 2001  |
| <b>Traffic &amp; Transport</b>               |   |
|  | Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)                           |
|  | Guide to Traffic Generating Developments (RTA, 2002)  |
| <b>Urban Design: Cycleway/Pathway Design</b> |   |
|  | Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR) |
| <b>Vibration</b>                             |   |
|  | Assessing Vibration: A Technical Guideline (DEC, 2006)  |
| <b>Water</b>                                 |   |
| <b>Water Quality</b>                         | Water quality guidelines for the protection of aquatic ecosystems for upland rivers. (ANZECC, 2000)                             |
|  | Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)  |
| <b>Effluent Reuse</b>                        | Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)                                   |
| <b>Floodplain</b>                            | NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)                                |
|  | Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007)                           |
| <b>Groundwater</b>                           | NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2)   |
|  | NSW State Groundwater Quality Protection Policy (DLWC, 1998)  |
|  | NSW Groundwater Dependent Ecosystem Policy (DLWC 2000)  |
| <b>Stormwater</b>                            | Managing Urban Stormwater: Soils & Construction – Volume 1 (NSW Landcom, March 2004) - "The Blue Book"                          |
|  | Managing Urban Stormwater: Soils & Construction – Volume 2 (DECC, January 2008)   |
|  | Managing Urban Stormwater: Harvesting and Reuse (DEC, May 2006)   |
|  | Constructed Wetlands Manual (NSW DLWC 1998)   |
| <b>Waterways</b>                             | Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)   |
| <b>Wetlands</b>                              | NSW Wetlands Management Policy (DLWC 2000)  |

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