



NSW GOVERNMENT
Department of Planning

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Our ref: MP 06_0276

Hazcorp Pty Ltd
PO Box 373
NARELLAN, NSW 2567

Attn: Mr Peter Lean

Dear Mr Lean,

Subject: Director-General's Requirements for the Environmental Assessment of Proposed (MP 06_0276)

The Department has received your application for the proposed 168 lot residential subdivision at Lot 4 DP 771597 and Part Lot 4 DP 755967, Leo Drive, Narrawallee.

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

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

It should be noted that the DGRs have been prepared based on the information provided to date. Under Section 75F(3) of the *Environmental Planning and Assessment Act 1979* ("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.

It would be appreciated if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- options available in publishing the Environmental Assessment via the Internet; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

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

Prior to exhibiting the Environmental Assessment, 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 Environmental Assessment does not adequately address the DGRs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period, the Environmental Assessment will be made publicly available for a minimum period of 30 days. The Director-Generals requirements will be placed on the Departments website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the EA to be hosted on a suitable website with a link to the Department's website.

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance, it will require an additional approval under the Commonwealth Environment Protection Biodiversity Conservation Act 1999 (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Stan Fitzroy-Mendis at 02 9228 6103 or via e-mail at Stan.Fitzroy-mendis@planning.nsw.gov.au.

Yours sincerely

Chris Wilson
Executive Director, Major Project Assessments
as delegate for the Director-General

Attachment 1

Director-General's Environmental Assessment Requirements

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

Application number	06_0276
Project	A project application for the following: <ul style="list-style-type: none"> • residential subdivision of land; • 2 public reserves; • roads, cycle ways, and footpaths; and • associated stormwater and other infrastructure.
Location	Lot 1 DP 1087105 and Lot 4 DP 1087106, Leo Drive, Narrawallee
Proponent	Hazcorp Pty Ltd
Date issued	October 2006
Expiry date	October 2008
General requirements	<p>The Environmental Assessment (EA) for the project application must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis and description of existing environment; 3. A detailed description 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 (if applicable) the staged implementation of the project; 4. Consideration of all relevant statutory and non-statutory requirements, in particular relevant provisions of Environmental Planning Instruments, Draft Regional Strategies and Development Control Plans (including justifications for any non-compliances) as well as impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; 5. Where relevant, demonstrate compliance with BCA and relevant Australian Standards for proposed building; traffic, road and parking; utilities; noise and flooding; 6. 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; 7. The plans and documents outlined in Attachment 2; 8. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and 9. An assessment of the key issues specified below and a table outlining how these key issues have been addressed.
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. General Consistency with the approved Master Plan <ol style="list-style-type: none"> 1.1 The project application must be generally consistent with Master

Plan No. MP 11-5-2003, for the site, approved by the Minister for Planning on 31 July, 2006.

2. Design and Visual Impacts

2.1 Demonstrate suitability of the proposal with the surrounding area in relation to potential character, bulk, scale and visual amenity of development resulting from the subdivision having regard to the *Coastal Design Guidelines of NSW (2003)* and Shoalhaven Subdivision DCP.

2.2 Address the cumulative visual impact of the project from public areas including streets.

2.3 Identify the extent of potential development footprints, building envelopes and built form controls and any significant trees to be removed.

3. Access to Public Open Space and adjoining residential areas

3.1 Ensure existing and future opportunities for public access to and along open space areas and adjoining residential areas.

3.2 Establish appropriate mechanisms to ensure access is properly managed.

4. Remediation

4.1 A preliminary contamination assessment is to be prepared by a suitably qualified person having regard to the quarry use. If research into the previous indicates the likelihood of onsite contamination, a remediation report is to be prepared indicating the method of remediation proposed.

4.2 Any required remediation should be completed and certified by a suitably qualified person prior to the commencement of any development consent for any subdivision works within the site.

5. Design of Parks

5.1 A landscape plan is required to be proved for approval for the areas the subject of the park lands.

5.2 Invasive plant species must be removed from the open space and buffer areas. A weed removal plan is to be submitted verifying this action.

6. Street Trees

6.1 Details of the proposed street tree planting are to be provided. The detail to be provided includes the species (to be endemic), planting size and appropriate bonding for planting to occur after the final road seal and footpaths have been provided.

6.2 Details of a maintenance and replacement period for the establishment of the trees are required.

7. Footpaths/cycleways

7.1 Combined footpath/cycle ways are to be provided for the entire loop road (on the eastern side), one side of the elongation of the access way off Leo Drive, one side of the elongation of Gemini Way (north of its intersection with the elongation of the access way off Leo Drive), and one side of the south/north road leading off the elongation of the access way off Leo Drive to the

	proposed extension of the public reserve.
8.	Traffic, Parking and Access
8.1	Provide a Traffic Impact Study in accordance with the RTA <i>Guide to Traffic Generating Developments</i> .
8.2	Identify the need (if any) to upgrade roads/junctions and improvement works to address any traffic inefficiency and safety impacts associated with the development where relevant. This should include identification of pedestrian movements and appropriate treatments.
8.3	Provision must be made for bus access through the site, including the provision of suitably located bus stops. These bus stops must be provided at the final stage of the subdivision.
8.4	Adequate road safety measures are required for the proposal. This may involve reports demonstrating compliance with sight distance requirements for all intersections.
8.5	Local Area Traffic Management devices are required for relevant adjoining road intersections. Traffic calming devices are to be provided within the straight alignments of the extensions to Seaspray Street, Gemini Way, and Seawind Parade.
9.	Staging and Infrastructure Provision
9.1	Consideration should be made for appropriate staging of the subdivision with the associated provision of infrastructure.
9.2	Infrastructure provision required includes the construction of parks and open space, completion of a bio-swale, weed removal, construction of a pedestrian/cycle path to the reserve, roundabouts, and traffic calming devices.
10.	Stormwater Maintenance and Monitoring Plan
10.1	Prepare a stormwater plan for the subdivision layout based upon best practice Water Sensitive Urban Design Principles. An operation and maintenance manual must accompany this and a copy provided to Council prior to the commencement of works on Stage 1.
10.2	The maintenance requirements of the manual are to be carried out by the developer generally consistent with the approved master plan.
10.3	A water quality monitoring program is required and submitted for approval prior to the commencement of works on Stage 1. The monitoring program is to be carried out by the developer for the duration of the project generally consistent with the approved master plan.
11.	Maintenance of Native Vegetation on site
11.1	The application must demonstrate the retention of native and other vegetation which is generally consistent with the approved master plan.
12.	Bushfire
12.1	Address the requirements of <i>Planning for Bush Fire Protection 2001</i> . In particular the provision of adequate access for fighting bushfire, adequate APZs outside the property boundaries and water supply for bushfire suppression operations.

	<p>12.2 Prepare a Plan of Management for fuel management including the provision and maintenance of APZs and any areas of hazard and buffer zones.</p> <p>13. Management of Asset Protection Zones and Vegetation</p> <p>13.1 Demonstrate through a Vegetation Management Plan how the APZs and the bushland area on open space areas are to be effectively managed and maintained without eroding their integrity.</p> <p>14. Infrastructure and Utilities</p> <p>14.1 Address existing capacity and requirements of the proposal for effluent disposal, water supply, electricity, and telecommunications services in consultation with relevant agencies and identify staging, if any, of infrastructure works.</p> <p>14.2 Prepare a feasibility study for reclaimed water use in consultation with Shoalwater.</p> <p>15. Flora and Fauna</p> <p>15.1 Outline measures to conserve flora and fauna and their habitats within the meaning of the <i>Threatened Species Conservation Act 1995</i>, having regard to the <i>Draft Guidelines for Threatened Species Assessment (DEC & DPI July 2005)</i>. In particular, address potential impacts of the development on any Endangered Ecological Communities.</p> <p>16. Cultural Heritage</p> <p>16.1 Address the draft <i>Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, July 2005)</i> if required.</p> <p>17. Soils and Contamination</p> <p>17.1 Identify the presence and extent of acid sulfate soils on the site and recommend appropriate mitigation measures. The level of assessment shall be consistent with the <i>Acid Sulphate Soil Manual</i> by ASSMAC.</p>
Consultation	<p>You should undertake an appropriate and justified level of consultation with utilities suppliers and the relevant following parties during the preparation of the Environmental Assessment:</p> <p>a) Agencies or other authorities:</p> <ul style="list-style-type: none"> • Department of Natural Resources; • Department of Environment and Conservation; • NSW Rural Fire Service; • RTA; and • Shoalhaven City Council. <p>b) Public:</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</p>

	the Environmental Assessment.
Deemed refusal period	60 days

Attachment 3

Technical and Policy Guidelines

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

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

Aspect	Policy /Methodology
Biodiversity	
Flora and Fauna	Draft Guidelines for Threatened Species Assessment (DEC & DPI, July 2005)
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (DEC, Dec, 2004) <i>Draft</i>
	National Parks and Wildlife Service Atlas of NSW Wildlife Data, GIPSICAM
Bushfire	
	Planning for Bushfire Protection 2001 (NSW Rural Fire Service)
	Australian Standard 3959 – Building in Bushfire Prone Areas
Coastal Planning & Water bodies	
	NSW Coastal Policy 1997 - A Sustainable Future for the New South Wales Coast (Department of Urban Affairs & Planning, 1997)
	Integrated Water Cycle Management Guidelines for NSW Local Utilities, Oct 2004
	Water Sensitive Planning Guide - for Sydney Region, WSUD, 2003
	Coastal Design Guidelines for NSW, Coastal Council, March 2003
	Coastal Dune Management (DLWC, 2001)
	NSW Wetlands Management Policy (DLWC, March 1996)
	NSW State Rivers Policy
	NSW Estuary Management Manual (DLWC, 1992)
	Constructed Wetlands Manual (DLWC, 1998)
Heritage	
	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, July 2005)
	NPWS Aboriginal Cultural Heritage Standards and Guidelines Kit – Working Draft (NPWS, September 1997)
	Aboriginal Cultural Heritage: Standards and Guidelines (DEC 2005)
	Protecting Aboriginal Objects and Places - Interim Guidelines for Community Consultation (DEC 2005)
Soils & Contamination	
	Acid Sulfate Soil Manual (Acid Sulfate Soils Management & Advisory Committee [ASSMAC], 1998; published by DUAP)

Aspect	Policy /Methodology
	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land, Department of Urban Affairs & Planning and the Environment Protection Authority 1998.
	Contaminated Land: Planning Guidelines for Contaminated Land, Department of Urban Affairs and Planning and the NSW EPA, October 1995.
Traffic, Transport & Pedestrian & Cyclist Facilities	
	Guide to Traffic Generating Developments (RTA, 1993)
	RTA Road Design Guide (RTA, 1996)
	Planning Guidelines for Walking and Cycling (DIPNR & RTA, December 2004)
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Ausroads, 2003)
Waste	
	Environmental Guidelines: Use of Effluent by irrigation (DEC, October 2004)
Water	
Water Quality	Australian & New Zealand Guidelines for Fresh & Marine Water Quality (Australian & New Zealand Environment & Conservation Council (ANZECC), October 2000)
	Coastal Lakes: Independent Inquiry into Coastal Lakes (Healthy Rivers Commission, April 2002)
	Various inquiries and Statements of Intent for Coastal Lakes (Healthy Rivers Commission, 200- 2002)
	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
	Water Quality and River Flow Objectives (DEC, 2000)
	Water Quality Guidelines for the Protection of Aquatic Ecosystems for Upland Rivers (ANZECC, 2000)
Flooding & the Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
Groundwater	NSW Groundwater Policy Framework Document – General (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)
Stormwater	Managing Urban Stormwater: Construction Activities (EPA, 1988)
	Water Sensitive Planning Guide - for Sydney Region, WSUD, 2003
	Managing Urban Stormwater: Source Control (DEC, 1998)
	Managing Urban Stormwater: Treatment Techniques (DEC, 1998)
	Better Drainage: Guidelines for the Multiple Use of Drainage System (Planning NSW, 1993)

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 the Project 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 outlining the subject site and surrounding area (at an appropriate scale). 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, 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; and • traffic and road patterns, pedestrian routes and public transport nodes. • 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. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1. 6. Detailed Subdivision Layout Plans to illustrate the following:- <ul style="list-style-type: none"> • All measurements of proposed and existing allotments; • Location of all structures both proposed and retained on site; • North point; • Name of the road fronting the site and other surrounding major roads; • Title showing the description of the land with lot and DP numbers etc; • Vegetation retention; • Access points; • Cross sections of roads, including gradients, widths, road names, footpaths etc; • Any easements, covenants or other restrictions either existing or proposed on the site; • Development footprints, building envelopes and built form controls; • Asset Protection Zone for bushfire control; • Type of subdivision proposed (Torrens, strata and/or community title).
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	<p>7. Stormwater Plan - illustrating the plan for stormwater management of the site and must include details of any major overland flow paths through the site, stormwater treatment measures and any discharge points to existing drainage systems. 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;</p> <p>9. Landscape Plan - 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);</p> <p>10. Construction Management Plan - a plan which outlines traffic and pedestrian management during construction</p>
Specialist advice	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants.
Documents to be submitted	<ul style="list-style-type: none"> • 15 hard copies of the Environmental Assessment; • 15 sets of subdivision and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and all plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files. • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>