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Our ref: 05_0125

Mr Robin Wise
Seven Mile Beach Pty Ltd
c/- Minter Ellison Lawyers
GPO Box 521
SYDNEY NSW 2001

Attention: Ms Penny Murray

Dear Mr Wise

Proposed Eco-Living Residential Development, The Lakes Way, Seven Mile Beach, Great Lakes Council.

I refer to your request for confirmation of Director-General's requirements for the preparation of an Environmental Assessment in relation to the above project.

The Director-General's Environmental Assessment Requirements are attached, pursuant to section 75F(2) of the *Environmental Planning and Assessment Act 1979*. It should be noted that the Director-General's requirements 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.

You should ensure that you consult with the Department prior to submission of a draft Environmental Assessment to determine:

- fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessments that will be required.

Once you have lodged the Environmental Assessment, the Department will consult with relevant authorities to determine the adequacy of the Environmental Assessment. At this stage consideration will also be given to matters raised concerning the assessment and exhibition processes.

You should keep the contact officer for this project, Scott Lockrey (refer contact details above) up to date with the progress of preparation of the Environmental Assessment, and seek clarification of any issues that may be unclear or may arise during this process.

Yours sincerely

Yolande Stone
A/ Deputy Director-General
As delegate for the Director-General

**PROPOSED STAGED ECO-LIVING MIXED USE, CONSERVATION AND RESIDENTIAL
COMMUNITY TITLE SUBDIVISION, THE LAKES WAY, SEVEN MILE BEACH FORSTER, GREAT
LAKES LOCAL GOVERNMENT AREA**

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

Project	Staged eco-living mixed use, conservation and residential community title subdivision.
Site	Lots 103,142 and 178, DP 753168
Proponent	Seven Mile Beach Pty Ltd
Date of Issue	4 January 2006
Date of Expiration	4 January 2008
General Requirements	<p>The Environmental Assessment must be prepared to a high technical and scientific standard and must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal, including construction, operation, and staging; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; • justification for undertaking the project with consideration of the benefits and impacts of the proposal; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; and • certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> • Development control – address relevant legislation and planning provisions applying to the site and the nature, extent and justification for any non-compliance. Clearly delineate proposed staging. • Ecological impacts – address section 5A of the <i>Environmental Planning and Assessment Act 1979</i> and <i>Threatened Biodiversity Survey and Assessment Guidelines</i> prepared by DEC. Provide objectives and performance criteria for control of feral and pest flora and fauna; rehabilitation and re-introduction of indigenous flora and fauna; and ongoing management of conservation areas. • Bushfire – demonstrate compliance with the requirements of <i>Planning for Bush Fire Protection 2001</i>. • Impacts on waterways – demonstrate compliance with the requirements of <i>NSW State Rivers and Estuaries Policy</i> including the provision of native vegetation riparian zones adjacent to watercourses or wetlands. • Traffic – demonstrate compliance with relevant Council and RTA traffic and car parking codes. Impacts on the existing road network. • Social and economic – provide social and economic impact assessment including demographic impacts on the locality, accessibility, mix of housing opportunities, provision of community infrastructure, catering for cultural diversity • Design, amenity and sustainability – address <i>State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development</i>; <i>NSW Residential Flat Design Code</i>; <i>BASIX</i>; <i>Coastal Design Guidelines for NSW</i>. Assess: appearance of all buildings on site and from areas surrounding the site; overshadowing; safety; relationship to surrounding areas, including visual impacts from prominent and public coastal locations; site permeability and pedestrian and bicycle movement to, within and thru the site. • Aboriginal heritage – address <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i>. • Impacts on adjoining National Parks – address impacts on wildlife corridor values; impacts from erosion, sedimentation, runoff and fire; visual impacts; boundary encroachments; and management impacts and implications. • Sewage Treatment Plant – address Department Circular No E3 – <i>Guidelines for Buffer Areas around STPs</i> and Department of Environment and Conservation

	<p>recommendations regarding the preservation of buffer zones around STPs.</p> <ul style="list-style-type: none"> • Water quality – address: capacity of Forster sewage treatment system to service the development; water sensitive urban design principles; compliance with the 1 in 100 year ARI event for the site; impacts on the Wallis Lake Estuary; and groundwater impacts. • General Environmental Risk Analysis – notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of these additional key environmental impacts must be included in the Environmental Assessment.
Consultation Requirements	<p>You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • Great Lakes Shire Council; • NSW Department of Natural Resources; • NSW Department of Environment and Conservation; • Natural Resources Commission; • Department of Lands; • Department of Mineral Resources; • Mid Coast Water; • NSW Rural Fire Service; • NSW Roads and Traffic Authority • Telstra • AGL • Country Energy • NSW Department of Health; • NSW Department of Education; • NSW Police; • Commonwealth Department of Environment and Heritage; • Aboriginal groups; and • the local community. <p>The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p>
Deemed refusal period	<p>Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the proponent's environmental assessment period for the project.</p>