

**PROJECT APPLICATION – SOUTHERN HIGHLANDS REGIONAL
SHOOTING FACILITY**

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

Project	Project Application – Southern Highlands Regional Shooting Facility The proposal seeks approval for the redevelopment of the existing Hill Top Rifle Range into the Southern Highlands Regional Shooting Facility as generally described in the preliminary environmental assessment prepared by GHD. The proposal entails extension of the existing Hill Top Rifle Range into a regional shooting complex, comprising: • an additional rifle range (500 metres x 100 metres); • a pistol range (100 metres x 140 metres); • a shotgun range; • an indoor air pistol range (21 metres x 17 metres); and • supporting facilities including additional car parking spaces.
Site	Land legally described as part Lot 100 in DP 1088254 on Wattle Ridge Road, Wingecarribee, Hill Top.
Proponent	NSW Department of Arts, Sport and Recreation
Date of Issue	22 August 2007
Date of Expiration	22 August 2009 (2 years from date of issue)
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 20 August 2007.
General Requirements	The environmental assessment must include: • an executive summary; • a description of the proposal including: ◦ description of the site, including cadastre and title details; ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ◦ project objectives and need (if relevant); • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	Part A – Heads of Consideration • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest. Part B – Relevant EPIs and Guidelines to be addressed • Planning provisions applying to the site including permissibility and the provisions of all plans and policies; • Nature and extent of non-compliance with specified EPIs; and • Consideration of alternatives to the proposal. Part C – Key Issues to be addressed Proposal • The Southern Highlands Regional Shooting Complex proposal and its components should be described and illustrated, including:

- Nature and extent of shooting facilities;
- Access arrangements and location and number of car parking spaces;
- Nature and extent of any clearing required to facilitate the proposal;
- Any proposed construction (include earthworks);
- Landscaping areas.
- The proposal must include a Quantity Surveyors Certificate verifying the project's capital investment value. Capital investment value is defined in the Major Projects SEPP dictionary.

Biodiversity

- Demonstrate that the proposed clearing of vegetation will not have a significant effect on any threatened species, populations or ecological communities, or their habitats, communities, or populations having regard to DECC's draft Guideline for Threatened Species Assessment.
- The environmental assessment should clearly state whether it meets each of the key thresholds identified in Step 5 of the draft Guideline.
- Describe the actions that will be taken to avoid / mitigate impacts or compensate for unavoidable impacts of the project on threatened species and their habitats. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.
- Confirm whether the proposal is a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999* through consultation with the Commonwealth Department of Environment and Water Resources.

Cultural Heritage

- Demonstrate that identified Aboriginal heritage values across the site will be appropriately recognised and protected as part of the planning and approval process. The DECC's draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation* should be taken into account.
- Demonstrate potential European archaeological sites are considered and recognised appropriately.

Bushfire Risk Assessment

- Identify the future management regimes for any areas of hazard remaining within the subject area. This should focus on the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development.
- Identify required asset protection zones for future development in order to minimise the impact of radiant heat and direct flame contact by separating development from any bushfire hazard.
- Identify appropriate evacuation measures / strategies to be implemented in a bush fire event.

Land Reserved / Acquired under *National Parks and Wildlife Act, 1974*

- Provide details of proposed timing for the relinquishing of the lease by the Illawarra Regional Shooting Association.
- Identify and address impacts upon DECC lands during construction and post construction.
- Identify and address visual, noise, odour and air quality impacts during operation of the facility upon adjoining DECC land and ensure proposal does not impact upon the amenity of park users.
- Identify and address management implications, pests, weeds and edge effects during the operation of the facility and the location of APZs.
- Identify and address the potential for transport of metal (from bullets) off site upon DEC lands including potential for contamination of the surface water bodies, groundwater resources, fauna and flora, including a long term monitoring program.

Traffic

- Identify existing and future traffic volumes having regard to existing and future users of the road network, and the capacities of the road network to cater for additional demand.

Water Catchment

- Demonstrate compliance with the requirements of the Drinking Water Catchments Regional Environmental Plan No. 1.
- Identify soil and water management practices that will be applied during construction having regard to *Soils and Construction Volume 1 (Landcom March 2004)*.
- Identify the proposed concept for wastewater management (noting that effluent management areas should be located at least 100 metres from a creek / gully and 40 metres from a drainage depression). The assessment should also consider the existing wastewater system and any proposed modification to that system (if not functioning consistent with current best practice).
- Consider the sustainability of systems and management measures over the longer term including delineation of ongoing maintenance responsibilities.

Hydrology, Water Management & Contamination

- Identify the impacts of the development on the existing hydrology, hydrogeology and geology of the site.
- Demonstrate that stormwater runoff will not have a significant impact on environments downstream of the development (especially water and bushland areas).
- Contamination issues associated with the proposal should be identified and addressed in accordance with SEPP 55 and having regard to the US EPA *Best Management Practices for Lead at Outdoor Shooting Ranges* (or similar best practice guide).

Acoustics & Noise

- Noise impacts associated with the future proposal (e.g. noise from gun fire) should be assessed against NSW DECC (EPA) guidelines and other relevant legislation.

Utilities and Infrastructure Provision

- Prepare a utility and infrastructure servicing report for the site that includes the identification of existing utility and infrastructure servicing the site; the identification of all future utilities and infrastructure and their location through the site; and the augmentation works necessary to service the proposed development.

Development Contributions

- Identify any developer contributions the development attracts.
- Outline the terms for any proposed planning agreement to be entered into with Council or other public agency for any monetary payments, land services, infrastructure works, or road upgrade works.

Part D – Statement of Commitments

- Proposed mitigation and management of residual impacts; and
- A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.

Test of adequacy

If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.

The Director-General may modify these requirements by further notice to the proponent.

	General Environmental Risk Analysis (in relation to all components of the project) 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 occupation), proposed mitigation measures and potentially 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 the additional key environmental impacts must be included in the Assessment.
Consultation Requirements	You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment: (a) Agencies or other authorities: - Not applicable, however it should be noted that the Department will undertake formal consultation with Wingecarribee Shire Council and relevant State Government agencies as part of any formal exhibition period. (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. (c) Peer Review Requirements: - List any components of the Environmental Assessment to be independently peer reviewed prior to submission.
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation 2000)
Panels constituted under s75G	No Panels are required at this stage.
Application Fee Information	A total fee of \$7,488.00 (including GST) is applicable to the project application
Landowners Information	Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>. For notification both inside and outside of the Hill Top site, the Department will seek landowners' and occupiers' details from Wingecarribee Shire Council.
Documents to be submitted	Once the Environmental Assessment has been reviewed by the Department and deemed to adequately meet these Requirements: 15 hard copies of the environmental assessment (including plans and drawings) Five (5) copies of the environmental assessment and plans on CD-ROM (pdf format).