

**ATTACHMENT 10**

**Director-General's Environmental Assessment Requirements**

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

Application Number	Project	Location	Proponent	Date Issued	Expiry Date	General Requirements
06/0254	A Concept Plan for a Learning Town Centre including the following: <ul style="list-style-type: none"> <li>residential development</li> <li>tourist development</li> <li>retail and commercial development and</li> <li>subdivision of land into 30 lots.</li> </ul> A Project Application for: <ul style="list-style-type: none"> <li>subdivision of land into 58 lots;</li> <li>road works;</li> <li>infrastructure works;</li> <li>landscaping; and</li> <li>construction of stage 1 of the shopping centre.</li> </ul>	(East Road, Casuarina Beach Part Lot 223 DP 1048494 Kings Beach No. 2 Pty Ltd 21 March 2007	Part A s3.01, Figure DAC1	21 March 2007	2 years from date of issue	The Environmental Assessment (EA) must include: 1. An executive summary; 2. 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 stated implementation of the project;</li> <li>A thorough site analysis and description of the existing environment;</li> <li>Consideration of any relevant history and non-statutory provisions and identification of any non-compliance with such provisions, in particular relevant provisions arising from environmental planning instruments, Regional Strategies (including draft Regional Strategies) and Development Control Plans as well as impacts, if any, on matters of national environmental significance under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999;</li> <li>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</li> </ul>
Location of Plans and Documents	Concept plan project description s2.03, (concept plan refer to figures DA03, DA04 and DA05)	Part A s3.01, Figure DAC1	1) Part A s1.00 2) Part A s2.04 - 2.06	3) Part A s3.00 4) Part A s4.00	5) Part A s5.01 A s5.02	

Key Issues	PART A: Key issues to be addressed in the Concept Plan Application	PART B: The Project Application
	<p>The F/A must address the following key issues:</p> <p><b>1. Land Use Pattern and Visual Impacts</b></p> <p>Consider the integration and compatibility of the proposed land uses (retail, commercial, residential, tourist, open space) across the site with regard to access arrangements, traffic, environmental buffers, density controls and suitability of the land use with surrounding development.</p> <p>Justify any inconsistencies in the proposed concept plan for the site from the Development Plan approved by the Land and Environment Court (LEC).</p> <p>Justify the size and location of the proposed supermarket anchored retail centre with regard to Tweed Shire Council's Retail Strategy, <i>DCP 11 Kings Beach, DCP 31 - Tweed Coast Strategy</i>, the objectives of the 2(e) Residential Tourist Zone and the Far North.</p> <p>Demonstrate the consistency of the proposed residential subdivision with the <i>ASMF Coastal Design Guidelines</i>.</p> <p>Outline the works proposed (including subdivision) within the 2(f) Environmental Protection (Coastal Lands) zone and justify any departure from development controls.</p> <p>Address visual impact in the context of adjoining and surrounding development in relation to setting, density, built form, building mass, and height as</p>	<p>any potential impacts of the project</p> <p>6. The plans and documents outlined in Attachment 2:</p> <p>7. A signed statement from the author of the environmental Assessment certifying that the information contained in the report is neither false nor misleading;</p> <p>8. An assessment of the key issues specified below and a table outlining how these key issues have been addressed and</p> <p>9. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project.</p> <p><b>PART B: The Project Application</b></p> <p>1. The matters listed above in Part A, and</p> <p>2. A detailed description, including plan details, of the project application component, comprising the subdivision works and construction of stage 1 of the shopping centre.</p> <p>1) Part B s1.00 2) Part B s2.00</p> <p>9) Part A s9.00 8) Part A s8.00 7) Part A s7.90</p>
	<p>Part A Section 8.01.1</p> <p>Part A Section 8.01.2</p> <p>Part A Section 8.01.3</p> <p>Part A Section 8.01.4</p> <p>Part A Section 8.01.5</p> <p>Part A Section 8.01.6</p>	

Part A Section 8.01.7	viewed from the public domain including all publicly accessible coastal location (e.g. beaches, headlands, etc.) and relevant mitigation measures. (Outline the proposed siting of the development and provide supporting plans prepared at an appropriate scale.	
Part A Section 8.02.1	<p>2.1 Consider measures that would be implemented to ensure ongoing public access to the foreshore. Justify any inconsistencies in public access measures from the Development Plan approved by the LFC, in particular, the lack of an esplanade.</p>	
Part A Section 8.03.1	<p>3. Prepare a concept 'Traffic Impact Study' in accordance with the RTA's <i>Guide to Traffic Generating Developments</i>, which addresses, but is not limited to the following matters:</p> <ul style="list-style-type: none"> <li>• The capacity of the road network to safely and efficiently cater for the additional traffic generated and, if necessary, mitigation measures required to ensure efficient functioning of the road network;</li> <li>• Access to and within the site, in particular, the impact of the establishment of a new intersection onto Tweed Coast Road; and</li> <li>• Siting and parking arrangements, in particular the provision of adequate public parking along the foreshore.</li> </ul>	Part A Section 8.03.2
Part A Section 8.03.5	<p>3.5 Consider pedestrian and cycle access both to and within the site.</p>	Part A Section 8.04.1
Part A Section 8.04.1	<p>4 Water Cycle Management &amp; Watercourses</p> <p>4.1 Address potential impacts on water quality of both surface and groundwater.</p>	Part A Section 8.04.2
Part A Section 8.04.2	<p>4.2 Address and outline measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles, including impacts on the surrounding environment.</p>	Part A Section 8.05.1
Part A Section 8.05.1	<p>5 Hazard Management and Mitigation</p> <p>5.1 Address the requirements of <i>Planning for Bushfire Protection 2001</i> (relevant parts).</p>	Part A Section 8.05.2
Part A Section 8.05.2	<p>5.2 Identify any contamination on site (particularly the presence of radioactive sands) and, if necessary, appropriate mitigation measures in accordance with the provisions of SHPP 55 - Remediation of Land.</p>	Part A Section 8.05.3
Part A Section 8.05.3	<p>5.3 Identify the presence and extent of acid sulfate soils</p>	Part A Section 8.05.3

	on the site and if necessary, appropriate mitigation measures.	
6	<b>Infrastructure</b> Address existing capacity and requirements of the development for sewerage, water, electricity, telecommunications, waste disposal and gas in consultation with relevant agencies.	Part A Section 8.06
7	<b>Flora and Fauna</b> Outline measures for the conservation of flora and fauna and their habitats within the meaning of the <i>Thames and Great Ouse (Conservation Act 1995)</i> , in particular, the Common Bristlewort, bat habitat identified within and adjacent to the site. 7.1 Consider impacts of clearing native vegetation. 7.2	Part A Section 8.07 Part A Section 8.07.1
8	<b>Heritage</b> 8.1 Identify whether the site has significance to Aboriginial cultural heritage and identify appropriate measures to preserve any significance (refer to draft <i>Guidelines for Aboriginial Cultural Heritage Impact Assessment and Community Consultation Requirements for Applicants</i> ). 8.2 Identify any other items of European heritage significance and provide measures for conservation of such items.	Part A Section 8.08.1 Part A Section 8.08.2
9	<b>Planning Agreements and/or Developer Contributions</b> Address and provide the likely scope of any planning agreement and/or developer contributions with Council/Government agencies.	Part A Section 8.09
<b>PART B: Key issues to be addressed in the Project Application Environmental Assessment for Stage 1 works</b>		
1	<b>1 Compliance with the requirements for the Conceptual Plan</b> The Environmental Assessment must demonstrate consistency with all DCERs defined above in Part A, and the following additional matters:	Part B Section 3.01
2	<b>2 Subdivision Layout and Design</b> Demonstrate the consistency of the proposal with the character of existing development in the locality in terms of street frontage, scale, building envelopes and lines, built form, context, aesthetics, energy, and water efficiency and safety.	Part B Section 3.02

Consultation

Part B Section 3.02	Provide details of potential building envelope, but form and design quality controls and the means for implementing them.
Part B Section 3.02	Assess the consistency of the submission with Tweed Council's DC P 16 Submission Manual.
Part B Section 3.03	3.1 Address the management of stormwater, but not limited to: <ul style="list-style-type: none"> <li>• The proposed stormwater discharge points from the site (Note: Council state that the Council owned playing fields to the west of the site are not a lawful point of discharge);</li> <li>• Measures to ensure compliance of road runoff quality with Tweed Council's DCP for stormwater within the drainage swale on site (Note: Council state that Casuarina Way would cross this swale for 130m. This length should be mitigated with measures proposed to ensure the ongoing effective management of stormwater).</li> </ul>
Part B Section 3.03	3.2 Water Cycle Management & Watercourses
Part B Section 3.04	4 Infrastructure Provision <ul style="list-style-type: none"> <li>4.1 Identify staging, if any, of infrastructure works.</li> </ul>
Part B Section 3.05	5. Traffic Management and Access <ul style="list-style-type: none"> <li>Address the impacts of the closure of Daniela Drive.</li> <li>Ensure that the layout of all car parking areas proposed are in accordance with relevant RTA and Council guidelines and Australian Standards.</li> </ul>
Part B Section 3.06	6 Earthworks and Filling <ul style="list-style-type: none"> <li>Provide a detailed survey showing existing and proposed levels and quantities of fill required.</li> <li>When relevant, provide details of the source of the fill including types of materials and soils.</li> </ul>
Part B Section 3.07	7 Noise <ul style="list-style-type: none"> <li>Address potential noise impacts, particularly road traffic noise, by future residents and appropriate mitigation measures.</li> </ul>
Part B Section 3.08	8 Socioeconomic <ul style="list-style-type: none"> <li>3.1 Address any potential social or economic impacts of the proposal, particularly in regard to the shopping centre including consideration of Tweed Council's DC P 15 Socio-Economic Impact Assessment.</li> </ul>
Part A Section 3.10 A	You should undertake an appropriate and justified level of consultation with the following agencies during the Attachment?



Deemed refusal period	
	<p>preparation of the environmental assessment  <i>at the request of the authorities</i></p> <ul style="list-style-type: none"> <li>• Wood Site Council</li> <li>• Department of Environment and Conservation</li> <li>• Roads and Traffic Authority</li> <li>• NSW Rural Fire Service</li> <li>• Department of Lands and</li> <li>• Department of Natural Resources</li> </ul> <p><i>by public</i></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 the Environmental Assessment.</p> <p>120 days</p>

ATTACHMENT 10

Plans and Documents to Accompany the Application

Plans and Documents of the development  
 The following architectural drawings and diagrams required to be submitted for your Concept Plan and Documents

1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show:
  - 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. Figure DA21
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, topography, natural levels and alignments, 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. Figure DA06
4. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
  - significant local features such as parks, community facilities and open space, water courses and drainage lines;
  - the location and use of existing buildings, shopping and employment areas;
  - public 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. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 11.

<p>6. The Subdivision (Concept Plans (where relevant) are to show the following:</p> <ul style="list-style-type: none"> <li>• general dimensions of proposed and/or existing allotments;</li> <li>• location of all structures proposed and retained on site;</li> <li>• north point;</li> <li>• name of the road fronting the site;</li> <li>• Title showing the description of the land with lot and DP numbers, etc;</li> <li>• vegetation retention;</li> <li>• access points and</li> <li>• type of subdivision proposed (forcons, strata and/or community title).</li> </ul>	<p>7. The shadow diagrams (where relevant) for developments comprising two or more storeys are to show solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00am, 12.00 midday and 3.00pm.</p>
<p>8. Other plans including (where relevant):</p> <ul style="list-style-type: none"> <li>• Stormwater Concept Plan illustrating the concept for stormwater management from the site;</li> <li>• View Analysis artist impression, photographs, etc of the proposed development in the context of the surrounding development;</li> <li>• Attachment 3, Attachment 4 &amp; Attachment 5.</li> <li>• Landscape Concept 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 (ie. pavers, lawn, etc).</li> </ul>	<p>9. The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your Project Application:</p> <p>1. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</p> <p>2. Detailed Subdivision layout plans to illustrate the following:</p> <ul style="list-style-type: none"> <li>• location of all structures both proposed and retained on site;</li> </ul>

<p>• north point          • dimensions of proposed and/or existing elements</p>	<p>• name of the road fronting the site and other surrounding major roads          • cross sections of roads, including gradients, widths, road names, footpath, etc)          • access points          • title showing the description of the land with lot and DP numbers, etc          • type of subdivision proposed (Torrens, strata and/or community title)          • vegetation retention          • any easements, covenants or other restrictions either existing or proposed on the site.</p>
<p>3. The Architectural Concept drawings 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;</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>• terraces, 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>• significant level changes;</li> <li>• parking and vehicular access arrangements and pedestrian access to, through and within the site.</li> </ul>
<p>4. Elevations -- of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, the composition of the facade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties.</p>	<p>5. Stormwater Plan -- illustrating the plan for stormwater management of 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</p>
<p>Attachment 4</p>	<p>Attachment 5</p>

Specialist Advice

6	A	Attachment 7	2	8	9	10	Attachment 2, Attachment 3, Attachment 4, Attachment 5, Attachment 6, Attachment 7, Attachment 8, Attachment 9, Attachment 10, Attachment 11, Attachment 12	<p>must be integrated with the proposed landscape design. Site discharge calculations should be provided.</p> <p>Erosion and Sediment Control Plan - Plan or drawing that shows the nature and location of all erosion and sediment control measures to be relied on the site.</p> <p>Landscape Plan - plan or drawing that shows the detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be installed and surface treatments (e.g. pavers, lawn, etc).</p> <p>Waste Management Plan - where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided.</p> <p>Construction Management Plan - 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>Operational Management Plan - a plan for the shopping centre which includes, but is not limited to: <ul style="list-style-type: none"> <li>hours of operation;</li> <li>security arrangements;</li> <li>waste management and recycling requirements;</li> </ul> </p> <p>Specialist advice, when 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: <ul style="list-style-type: none"> <li>Leak and Runoff;</li> <li>Bushfire;</li> <li>Traffic;</li> <li>Landscaping;</li> <li>Geotechnical and/or hydro-geological (groundwater);</li> <li>Stormwater Management;</li> <li>Urban Design/Architectural;</li> <li>Contamination in accordance with the</li> </ul> </p>
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**Documents to be Submitted**

- You submit a Site Management Plan
- If hard copies of the Environmental Assessment, site plan, architectural and landscape plans, or scale including one (1) set of A3 size (or smaller) copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5MB in size (see below) and
- If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.

Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:

- Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5MB. Large files of more than 1.5MB 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 [jpg] files.
- Photographic images should be provided as [jpg] files.
- Large maps will need to be provided as individual files and will need to be labelled to be no more than 2Mb each.
- Images inserted into the document will need to be optimised to produce files smaller than 1.5Mb. Large images will need to be provided as individual files and will need to be labelled to be no more than 2Mb each.

Alternatively, these electronic documents may be placed on your own web site with a link to the Department or Planning Website.

publish them in the correct order.

to be clear and logical so the Department can publish them in the correct order.

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Images inserted into the document will need to be optimised to produce files smaller than 1.5Mb. Large images will need to be provided as individual files and will need to be labelled to be no more than 2Mb each.

**Electronic Documents**