



NSW GOVERNMENT

Department of Planning

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Our ref: MP07_0032
Your ref: S07/00364-1

Mr Andrew James
Project Manager
Stockland Development Pty Ltd
GPO Box 998
SYDNEY NSW 2001

Dear Mr James

Subdivision of land to accommodate approximately 182 dwellings, construction of roads and other infrastructure works, including recreation of riparian corridors at Sandon Point (MP 07_0032)

The Department has received your project application for the above Major Project and has reviewed the supporting Preliminary Assessment. On the 21 December 2006 the Minister authorised the related Concept Plan lodged pursuant to S75M of the *Environmental Planning and Assessment Act 1979* (the Act).

The Director-General's Environmental Assessment Requirements (DGR's) for the Environmental Assessment of the Major Project are attached to this correspondence at **Attachment 1**.

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 before lodgement.

It should be noted that the DGR's 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 your proposal contains any actions that is likely to significantly impact matters of National Environmental Significance, it will require an additional approval under the *Commonwealth Environment Protection 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 Department of Environment and Water Resources in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal is likely to significant impact on matters of National Environmental Significance, 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 National Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact me immediately as supplementary Director-General's requirements will need to be issued.

I would appreciate it 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;

- whether the proposal requires an approval under the EPBC Act and any assessment obligations under that Act (refer to **Attachment 4**) and;
- relevant land owner notification requirements.

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

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, 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 DGR's will be placed on the Department's 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 submitted to the Department are in a suitable format for the web. Where possible would you arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website with a link to the Department's website.

If you have any queries regarding these requirements, please contact Izlem Boylu, Team Leader, Urban Assessments, on 9228 6369 or e-mail at izlem.boylu@planning.nsw.gov.au.

Yours sincerely



Jason Perica
Executive Director
Strategic Sites and Urban Renewal

1/5/07

Attachment 1

Director-General's Requirements

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

Application number	07_0032
Project	A Project Application for the following: • Subdivision of land to accommodate approximately 182 dwellings comprising 166 individual lots and 3 parcels to accommodate future townhouses / terraces and apartments (the later subject to a separate Project Application); • Creation of riparian corridors on Woodlands and Hewitts Creeks; • Construction of internal roads including landscaping and recreation areas; • Extension of Wrexham Rd, railway bridge upgrade (Wrexham Rd) and associated works within adjacent lands and; • Infrastructure provisions of water, sewerage, drainage, stormwater management, water quality ponds and utilities.
Location	Sandon Point - Lot 2 DP 595478, Lot 235 DP 1048602 & Lot 235 DP
Proponent	Stockland Development Pty Ltd
Date issued	
Expiry date	2 years from date of issue
General requirements	The Environmental Assessment for the Project Application must include: 1. an executive summary; 2. landowners' consent for the development site; 3. description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances); 4. details of the proposed subdivision layout, land uses, building footprints for each lot, and proposed finished height (AHD); 5. details of the methodology used for the calculation of the FSR; 6. an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; 7. consideration of impacts, if any, on matters of national environmental significance under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999; 8. a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; 9. a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; 10. The plans and documents outlined in Attachment 2; 11. a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; 12. a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading; and 13. a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project in accordance with SEPP (Major Projects) 2005 as amended on 18 April 2007.
Key Issues	The Environmental Assessment (EA) must address the following key issues: 1. Relevant EPI's and Guidelines to be addressed 1.1 Planning provisions applying to the site, including permissibility and the provisions of all EPI's and policies including: - o Illawarra Regional Environmental Plan No. 1; - o Draft Illawarra Regional Strategy 2006-2031;

	○ Wollongong LEP 1990; ○ Wollongong DCP 94/17; ○ SEPP 71 – Coastal Protection; ○ SEPP 65 – Design Quality of Residential Flat Development; ○ SEPP (Building Sustainability Index: BASIX) 2004.
1.2	Demonstrate consistency with the approved Concept Plan, as modified on 21 December 2006.
1.3	Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.
2.	Subdivision Layout, Desired Future Character and Sustainability
2.1	Address the Coastal Design Guidelines for NSW and SEPP 71 – Coastal Protection. In particular demonstrate consistency with reinforcing street pattern, use of edge roads and protection of environmental sensitive lands (eg. proposed Riparian corridors).
2.2	Address the suitability of the size, shape, boundary and location for the allotments having regard to the types of dwellings proposed.
2.3	Provide indicative building footprints for each lot.
2.4	Address consistency with the character of surrounding existing development in terms of the locality, street frontage, scale, building envelopes, aesthetics, energy & water efficiency and safety.
3.	Road Design/Public Domain/Landscaping
3.1	Address the proposed road design, pedestrian and bicycle connections to, within and through the site and provide additional walkway/cycleway facilities where appropriate
3.2	Provide details of road construction including any staging.
3.3	Demonstrate how the proposed subdivision layout including indicative building footprints, design and treatment of the public domain and open spaces will: ○ minimise potential for vehicle and pedestrian conflicts. ○ maximise safety and security within the public domain, ○ provide linkages within and between other public domain spaces where appropriate (including Thirroul train station and the foreshore beach); ○ ensure access for people with disabilities; and
3.4	Demonstrate good urban design and quality landscaping of the public domain.
3.5	Provide details of proposed outdoor lighting and street furniture.
4.	Traffic Management and Access
4.1	Provide a Traffic Impact Study prepared in accordance with the RTA's relevant policies and guidelines.
4.2	The study should also include the following: ○ any necessary infrastructure upgrades to the existing road network within the context of proposed access arrangements to the site including Wrexham Road extension and proposed works to the existing railway bridge; and ○ assessment of pedestrian, cyclist and public transport issues.
5.	Proposed Conservation Areas/Riparian Zones/Connections
5.1	Address and detail the necessary infrastructure works to restore the existing creek systems;
5.2	Provide a Vegetation Management Plan, including rehabilitation works to the riparian, revegetation/weed management and measures to control domestic animals corridors in accordance with relevant guidelines/policies by the Department of Natural Resources.
5.3	Address the impacts of the proposed vehicle and pedestrian connections within the riparian corridors.
6.	Bushfire
6.1	Demonstrate compliance with the relevant provisions of <i>Planning for Bushfire Protection (PBP) 2006</i> , where relevant.

7. Flora and Fauna

- 7.1 Consider impacts on species listed under Section 18 and 18A of the EPBC Act including impacts on migratory species listed under the EPBC Act, where relevant;
- 7.3 Consider impacts on RAMSAR Wetlands, where relevant;
- 7.3 Consider impacts of clearing of native vegetation and provide mapping of tree removal and retention in accordance with the proposed subdivision layout.

8. Flooding

- 8.1 Provide a Flooding Impact Assessment to demonstrate flood impact, channel stability criteria and impacts on riparian sustainability in accordance with relevant guidelines/studies as listed in Attachment 3. The Assessment should also include the flood impact as a result of the proposed creek rehabilitation works.

9. Stormwater

- 9.1 Provide an Integrated Water Cycle Management Plan that demonstrates the means and adequacy of managing stormwater within the site during the construction and operational phases of development having regard to Council's Draft On-Site Stormwater Detention Code 2006. In particular, detailing measures to show that the quality and quantity of stormwater from the developed site will not adversely affect the downstream receiving environment and the existing stormwater drainage patterns/regime.
- 9.2 Demonstrate how water will be re-used on-site (e.g. rainwater tanks, greywater recycling, dual reticulation) and how the principles of Water Sensitive Urban Design will be incorporated into the development.

10. Potential Contamination On site / Acid Sulphate Soil

- 10.1 A Contamination Report prepared in accordance with SEPP 55.
- 10.2 Identify the presence and extent of acid sulphate soils on the site and appropriate mitigation measures.
- 10.3 Submit a detailed Acid Sulfate Soil Management Plan, if needed.

11. Groundwater

- 11.1 Identify whether any proposed works will intersect the watertable and therefore require dewatering. If necessary, identify the extent of dewatering required.
- 11.2 Provide a Groundwater Management Plan if the proposed development intersects the groundwater table.
- 11.3 Demonstrate that development activities will not contaminate groundwater in the area or impact on groundwater dependent ecosystems.

12. Geotechnical

- 12.1 Provide a geotechnical assessment report that details appropriate geotechnical investigations to establish certainty in terms of site stability and suitability for the proposal, where relevant.

13. Infrastructure Provision

- 13.1 In consultation with relevant agencies and Council, address the existing capacity and requirements of the development for sewerage, water, electricity, telecommunications, waste disposal and gas.

14. Noise Impacts

- 14.1 Demonstrate that the proposal will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts including traffic noise and other external noise sources on amenity in the locality.

15. Ecologically Sustainable Development (ESD)

- 15.1 The EA shall detail how the development incorporates ESD principles in the design, construction and ongoing operation phases.

	16. Public Services and Infrastructure 16.1 Address provision of public infrastructure having regard to Council's relevant contribution plans; 16.2 Any Voluntary Planning Agreement (VPA) entered into should be carried out in accordance with the EP & A Act. 17. Dedication of Land 17.1 Provide details of the any proposed dedication to Council of land within the proposed riparian corridors, roads, bridges and open space. 18. Staging 18.1 The Environmental Assessment must include details regarding the proposed method of staging including construction schedule and how this affects progressive access arrangements and infrastructure provision. 19. Heritage 19.1 Aboriginal cultural heritage sites were identified across the site during the assessment of the Concept Plan and in further studies undertaken by Council and the Department of Environment and Conservation. Provide mechanisms to protect and actively manage these sites (refer to draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation). 19.2 European heritage issues have been identified during the assessment of the Concept Plan. To incorporate the heritage significance into the estate a Heritage Interpretation Plan will be submitted with the EA. 19.3 Places listed on the National heritage list and protected under the EPBC Act (where relevant). 20. Social and Community 20.1 Provide a social impact assessment for the development. Address the social and economic context of the development in terms of infrastructure requirements, access, public transport, community services and facilities (including schools and medical services). 21. Consultation 21.1 Undertake an appropriate and justified level of consultation with the following agencies during the preparation of the EA: <u>Agencies or other authorities:</u> - o Commonwealth Department of Environment and Water Resources (where relevant); - o Wollongong City Council; - o Department of Water and Energy; - o Department of Environment and Climate Change; - o NSW Rural Fire Service; - o Roads and Traffic Authority, NSW; - o State Rail Authority of NSW - o Relevant Aboriginal community groups; <u>Public:</u> - o Document all community consultation undertaken to date or discuss the proposed strategy for community consultation. The consultation process and the issues raised should be described in the EA.
Deemed refusal period	60 days.

Attachment 2 - Plans and Documents to accompany the Application

Plans and Documents of the development	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: 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. 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). 3. 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 heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic 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. 4. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined above. 5. The Subdivision Project plans (where relevant) are to show the following:- • General dimensions of proposed and/or existing allotments; • Location of all structures proposed and retained on site; • North point; • Name of the road fronting the site; • Title showing the description of the land with lot and DP numbers etc; • Vegetation retention; • Access points; and • Type of subdivision proposed (Torrens, strata and/or community title). 6. Other plans including (where relevant): • Stormwater Concept Plan - illustrating the concept for stormwater management from the site; • View analysis - artists impression, photomontages, etc of the proposed development in the context of the surrounding development; and
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	• 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 (i.e. pavers, lawn etc).
Specialist advice	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants in relation to issues including the following: • Flora and Fauna; • Bushfire; • Traffic; • Landscaping; • Heritage; • Geotechnical and/or hydro geological (groundwater); • Stormwater/drainage; • Urban Design/Architectural; • Contamination in accordance with the requirements of SEPP 55; • Acid Sulphate Soil Management Plan; • On-site effluent disposal; and • BCA compliance.
Documents to be submitted	• 12 hard copies of the Environmental Assessment; • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); • 1 copy 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	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 1.5 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. Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.

Attachment 3 - Technical and Policy Guidelines

Aspect	Policy /Methodology
EPBC Act	
	Commonwealth Environment Protection and Biodiversity Conservation Act 1999: Guide to implementation in NSW: March 2007
Biodiversity	
Flora and Fauna	Draft Guideline for assessment of impacts on Threatened Species under Part 3A (Planning 2005)
	Guidelines for Threatened Species Assessment (DEC, 2004) <i>Draft</i>
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (DEC, Dec, 2004) <i>Draft</i>
Coastal Planning	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast, UAB, 1997
	Coastal Design Policy for NSW, PlanningNSW, March 2003
	Planning guidelines for walking and cycling, DIPNR, Dec 2004
Community Consultation	
	Community Involvement Practice Notes and Resource Manual (RTA, 1998)
	Best Practice Community Consultation and Involvement (Commonwealth DEH, 1995, ISBN 0 642 19421 1)
Heritage	
Aboriginal	Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A (Planning 2005)
	Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DEC, 2005) <i>Draft</i>
	Aboriginal Cultural Heritage Standards & Guidelines Kit (DEC, 1997)
Non-Indigenous	Assessing Heritage Significance Update for Heritage Manual (Heritage Office, 2000)
	Assessing Heritage Significance (NSW Heritage Office, 2001)
Noise	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Environmental Noise Management - NSW Industrial Noise Policy (DEC, Dec, 1999)
	Environmental Noise Management Manual (RTA, 2001)
	Environment Noise Control Manual - Chapter 171 Noise Control Guideline, Construction site Noise (DEC, 1994)
Soils	
	Soil Survey Standard Test Methods (DIPNR 2003)
	Australian Geomechanics Society Landslide Risk Management Guidelines 2000.
Contaminated Land	Managing Land Contamination: Planning Guidelines – SEPP 55 – Remediation of Land (DUAP & NSW EPA, 1998)
	Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites (EPA, 1997)
	Contaminated Sites – Guidelines on Significant Risk of Harm and Duty to Report (EPA, 1999)
Sustainability	
	BASIX – www.basix.nsw.gov.au

Aspect	Policy /Methodology
Traffic & Transport	
	Bus lane/pedestrian/cycleway standards (Austroads/RTA guidelines)
	Traffic Control at Worksites guidelines (RTA, Sept, 2003)
	Guide to Traffic Generating Development (RTA, 1993)
	RTAs Road Design Guide (RTA, 1996)
Urban Design	
	Neighbourhood Character: An Urban Design Approach for Identifying Neighbourhood Character (PlanningNSW, 1998)
	Residential Densities: A Handbook Illustrating the Urban Design Characteristics of Different Densities (PlanningNSW, 1998)
	Mixed Use in Urban Centres, Guidelines for Mixed Use Development, (PlanningNSW, 2001)
	Better Urban Living: Guidelines for Urban Housing in NSW, (Urban Design Advisory Service & Department of Urban Affairs and Planning, 1998)
Wastewater	
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	Environment and Health Protection Guidelines: Onsite Sewage Management for Single Households (1998) (Silver Book)
	Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
Water	
Stormwater	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) – “The Blue Book”
	Stormwater Outlet Structures to Streams (for pipes, culverts, drains and spillways – Version 1) (DIPNR)
	Managing Urban Stormwater: Construction Activities (EPA, 1988)
	Managing Urban Stormwater: Source Control (DEC, 1998)
	Managing Urban Stormwater: Treatment Techniques (DEC, 1998)
	Better Drainage: Guidelines for the Multiple Use of Drainage Systems (DoP, 1993)
	Australian Rainfall and Runoff (Institution of Engineers, revised edition 1997)
	Draft Australian Runoff Quality (Institution of Engineers, 2003)
Water Quality	National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC 2000)
	Healthy Rivers Commission Report in Coastal Lakes and Statement of Joint Intent
	The relevant targets within the State Water Management Outcomes Plan
Waterways	Estuary Management Manual (DLWC, 1992)
	Floodplain Development Manual (NSW Government, April 2005)
	Hewitts Creek Floodplain Risk Management Study & Plan 2003
Wetlands	The NSW Wetlands Management Policy Action Plan (DLWC, 1999)
	Constructed Wetlands Manual (DLWC)

Attachment 4 - Environmental Protection and Biodiversity Conservation Act Matters

The Commonwealth Minister for the Environment has declared the project to be a controlled action under section 75 of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Under the provisions of the Bilateral Agreement between New South Wales and Commonwealth Governments, the environmental assessment of the impacts of the controlled action must be assessed under Part 3A of the EP&A Act and must include the following matters required under the EPBC Act and Schedule 4 of the EPBC Regulations 2000.

The Assessment must include enough information about the controlled action and its relevant impacts to allow the Commonwealth Environment Minister to make an informed decision whether or not to approve the controlled action under the EPBC Act; and must address the following matters outlined in.

1 General information

The background of the action including:

- (a) the title of the action;
- (b) the full name and postal address of the designated proponent;
- (c) a clear outline of the objective of the action;
- (d) the location of the action;
- (e) the background to the development of the action;
- (f) how the action relates to any other actions (of which the proponent should reasonably be aware) that have been, or are being, taken or that have been approved in the region affected by the action;
- (g) the current status of the action;
- (h) the consequences of not proceeding with the action.

2 Description of the controlled action

A description of the action, including:

- (a) all the components of the action;
- (b) the precise location of any works to be undertaken, structures to be built or elements of the action that may have relevant impacts;
- (c) how the works are to be undertaken and design parameters for those aspects of the structures or elements of the action that may have relevant impacts;
- (d) to the extent reasonably practicable, a description of any feasible alternatives to the controlled action that have been identified through the assessment, and their likely impact, including:
 - (i) if relevant, the alternative of taking no action;
 - (ii) **a comparative description of the impacts of each alternative on the matters protected by the controlling provisions for the action;**
 - (iii) **sufficient detail to make clear why any alternative is preferred to another;**

3 A description of the relevant impacts¹ of the controlled action;

An assessment of all relevant impacts that the controlled action has, will have or is likely to have on

- (a) threatened ecological communities and threatened species potentially present and listed under sections 18 and 18A of the EPBC Act;
- (b) migratory species listed under the EPBC Act;
- (c) RAMSAR Wetlands;
- (d) places listed on the National heritage list and protected under the EPBC Act;
- (e) World heritage areas.

Information must include:

- (a) a description of the relevant impacts of the action on matters of national environmental significance;
- (b) a detailed assessment of the nature and extent of the likely short term and long term relevant impacts;

¹ The term "relevant impact" is defined in section 82 of the EPBC Act.

- (c) a statement whether any relevant impacts are likely to be unknown, unpredictable or irreversible;
- (d) analysis of the significance of the relevant impacts;
- (e) any technical data and other information used or needed to make a detailed assessment of the relevant impacts.

4 Proposed safeguards and mitigation measures

A description of feasible mitigation measures, changes to the controlled action or procedures, which have been proposed by the proponent or suggested in public submissions, and which are intended to prevent or minimise relevant impacts. Information must include:

- (a) a description, and an assessment of the expected or predicted effectiveness of, the mitigation measures;
- (b) any statutory or policy basis for the mitigation measures;
- (c) the cost of the mitigation measures;
- (d) an outline of an environmental management plan that sets out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing;
- (e) the name of the agency responsible for endorsing or approving each mitigation measure or monitoring program;
- (f) a consolidated list of mitigation measures proposed to be undertaken to prevent, minimise or compensate for the relevant impacts of the action, including mitigation measures proposed to be taken by State governments, local governments or the proponent.

5 Other approvals and conditions

Any other requirements for approval or conditions that apply, or that the proponent reasonably believes are likely to apply, to the proposed action. Information must include:

- (a) details of any local or State government planning scheme, or plan or policy under any local or State government planning system that deals with the proposed action, including:
 - (i) what environmental assessment of the proposed action has been, or is being, carried out under the scheme, plan or policy;
 - (ii) how the scheme provides for the prevention, minimisation and management of any relevant impacts;
- (b) a description of any approval that has been obtained from a State, Territory or Commonwealth agency or authority (other than an approval under the Act), including any conditions that apply to the action;
- (c) a statement identifying any additional approval that is required;
- (d) a description of the monitoring, enforcement and review procedures that apply, or are proposed to apply, to the action.

6 Environmental record of person proposing to take the action

- (1) Details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against:
 - (a) the person proposing to take the action; and
 - (b) for an action for which a person has applied for a permit, the person making the application.
- (2) If the person proposing to take the action is a corporation — details of the corporation's environmental policy and planning framework.

7 Information sources

For information given in an environment assessment, the draft must state:

- (a) the source of the information; and
- (b) how recent the information is; and
- (c) how the reliability of the information was tested; and
- (d) what uncertainties (if any) are in the information.

8 Consultation

- (a) any consultation about the action, including:
 - (i) any consultation that has already taken place;
 - (ii) proposed consultation about relevant impacts of the action;
 - (iii) if there has been consultation about the proposed action — any documented response to, or result of, the consultation;
- (b) identification of affected parties, including a statement mentioning any communities that may be affected and describing their views.