NSW GOVERNMENT
Department of Planning

Contact: Tom Mithen
Phone: (02) 9228 6336
Fax: (02) 9228 6540
Email: thomas.mithen@planning.nsw.gov.au
Our ref: MP08_0042

Simon Carroll
Coastplan Consulting
PO Box 568
Forster NSW 2428

Dear Mr Carroll

Proposed Commercial/retail building, 92 Manning Street, Tuncurry – MP08_0042

The Department has received your application for the proposed 6 storey (plus plant room atop) commercial/retail building at 92 Manning Street, Tuncurry (Lot 1 DP 301489). The Director-General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the project for a Project Application are attached to this correspondence at **Attachment 1**. These requirements have been prepared in consultation with the relevant government agencies including Great Lakes Council.

If the Environmental Assessment (EA) is not exhibited within two years from the date of issue of these requirements, you should consult further with the Director-General in relation to the preparation of the EA. It should be noted that the DGRs 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.

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

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

Attachment 2 lists the relevant plans and documents which are likely to be required upon submission of your proposal. A list of some relevant technical and policy guidelines which may assist in the preparation of this EA are at **Attachment 3**.

Prior to exhibiting the EA, 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 EA does not adequately address the DGRs, the Director General may require the proponent to revise the EA to address the matters notified to the proponent. Following this review period the EA will be made publicly available for a minimum period of 30 days. The DGRs will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project.

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance (NES), 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 Commonwealth Department of Environment and Water Resources in Canberra (6274 1111 or http://www.environment.gov.au) to determine if the proposal is likely to have a significant impact on matters of NES 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 NES. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary DGRs will need to be issued.

Copies of responses from government agencies to the Department's request for key issues and assessment requirements are enclosed at **Attachment 4**. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the EA. The Department is waiting for a written response from the Roads and Traffic Authority (RTA) and it will be forwarded to you when received. We will also advise you if any change is required to be made to the DGRs as a result of the RTA comments.

If you have any queries regarding these requirements, please contact Tom Mithen, Planner, on 9228 6336 or email at thomas.mithen@planning.nsw.gov.au

Yours sincerely

21. 5. 08

Chris Wilson
Executive Director
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
MP08_0042
Project
Erection of a six (6) storey commercial/retail building plus plant room atop. Level 1 (ground) will contain 3 shops fronting Manning Street and 19 car spaces accessed from the rear lane. Levels 2 to 6 will be used for office purposes.
Location
92 Manning Street, Tuncurry (Lot 1 DP 301489)
Proponent
Coastplan Consulting
Date issued
May 2008
Expiry date
2 years from date of issue
General requirements

The Environmental Assessment (EA) for the **Project Application** must include:

1. An executive summary;
2. An outline of the scope of the project including:
   - 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;
3. A thorough site analysis including constraints mapping and description of the existing environment;
4. Consideration of any relevant statutory and non-statutory provisions and identification of any non-compliances with such provisions, in particular relevant provisions arising from environmental planning instruments, Regional Strategies (including draft Regional Strategies) and Development Control Plans.
5. Consideration of the consistency of the project with the objects of the Environmental Planning and Assessment Act, 1979
6. Consideration of impacts, if any, on matters of national environmental significance under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*;
7. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining where relevant environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;
8. The plans and documents outlined in **Attachment 2**;
9. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;
10. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project; and
11. An assessment of the key issues specified below and a table outlining how these key

issues have been addressed.

Key Issues

The EA must address the following key issues:

1. Strategic Planning

1.1 Justify the proposal with reference to relevant local, regional and State planning strategies. Provide justification for any inconsistencies with these planning strategies.

2. Urban Design and Visual Impact

2.1 Address the design quality of the building with specific consideration to the façade, massing, setbacks, proportions and building articulation.

2.2 Demonstrate the suitability of the proposal with the surrounding area in relation to existing and future building character, height, bulk and scale of the Tuncurry Town Centre.

2.3 Address the visual impact of the proposed building in the context of adjoining and surrounding development in relation to setting, density, built form, building mass, and height as viewed from the public domain. In that regard a Visual Impact Analysis should be prepared and include all significant vantage points from where the proposal will be viewed including the foreshore of Lake Wallis and, if necessary provide relevant mitigation measures.

2.4 Demonstrate the suitability of the proposal with the surrounding area having regard to the *Coastal Design Guidelines of NSW* (2003) and the *NSW Coastal Policy 1997* and the *Great Lakes Development Control Plan No. 21 – Tall Buildings, Draft Development Control Plan No. 51 – Forster/Tuncurry, State Environmental Planning Policy No. 71 – Coastal Protection, New South Wales Design Guidelines* and *New South Wales Coastal Policy.*

2.5 Address potential impacts in relation to privacy, views and overshadowing of adjoining and surrounding development and, if necessary provide mitigation measures.

2.6 Address the *Crime Prevention Through Environmental Design (CPTED)* principles in the design of any through site pedestrian link.

2.7 Provide details of access of persons with disabilities in accordance with the requirements in the *Building Code of Australia* and *Australian Standard 1428.1 – 2001 Design for Access and Mobility.*

2.8 Consider Council's Awning Policy in the design of the awning over the footpath.

3. Infrastructure Provision

3.1 Address existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.

3.2 Address and provide the likely scope of any planning agreement and/or developer contributions with Council/ Government agencies.

4. Traffic and Access

4.1 Prepare a traffic impact study in accordance with Table 2.1 of the RTA's Guide to Traffic Generating Developments which addresses, but is not limited to the following matters:

- The capacity of the road network to safely and efficiently cater for the additional traffic generated;
- Access to and within the site;
- Servicing and parking arrangements;
- Intersection site distances;
- Connectivity to existing developments;

- Impact on public transport (including school bus routes);
- Provision of access for pedestrians and cyclists to, through and within the site; and
- Identify suitable mitigation measures, if required to ensure the efficient functioning of the road network.

4.2 Address the requirements under *Australian Standard 2890.1* and *Great Lakes Car Parking Policy* including the design and layout of the parking area, parking numbers and provision of disabled parking.

4.3 Provide details of future widening along the Manning Street frontage consistent with the conditions imposed on Development Consent No.1253/2003, dated 4 December 2003.

5. Hazard Management and Mitigation

Contamination

5.1 Identify any potentially contaminating uses on the site and, if necessary, undertake appropriate mitigation measures in accordance with the provisions of SEPP 55 – Remediation of Land.

Geotechnical and Acid Sulfate Soils

5.2 Provide an assessment of any geotechnical limitations that may occur on the site including details on the water table potential acid sulfate soils and if necessary, appropriate design considerations that address these limitations.

5.3 Identify the presence and extent of acid sulfate soils on the site and where relevant propose an appropriate Acid Sulfate Management Plan in accordance with ASSMAC guidelines.

Flooding

5.4 Provide an assessment of any flood risk on the site (including any impacts of filling), taking into consideration any relevant Council requirements and the NSW Floodplain Development Manual (2005).

6. Water Cycle Management

6.1 Provide details of the proposed stormwater system and on-site detention and outline measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles which address impacts on the surrounding environment, drainage and water quality controls for the catchment, and erosion and sedimentation controls at construction and operational stages.

6.2 Demonstrate how the proposal complies with the water quality objectives in Table 6.5 of the *Forster Tuncurry & Wallis Lake Stormwater Plan (April 2000)*. In that regard undertake MUSIC modelling which determines pre and post stormwater quality and demonstrate compliance with the objectives.

6.3 Assess the impacts of the proposal on surface and groundwater hydrology and quality during both construction and occupation of the site.

6.4 In the event that any excavation intercepts, connects with or infiltrates the groundwater an assessment is required to identify groundwater issues and potential degradation to the groundwater source including details of highest groundwater table; groundwater extraction; groundwater quality; prevention of groundwater pollution; methods of disposal of wastewater from relevant authority; and measures to reduce impacts; and licensing approval.

7. Heritage and Archaeology

7.1 Identify whether the site has any Aboriginal cultural heritage and/or European heritage significance and, if necessary identify appropriate measures to preserve any significance.

8. Waste Management	
8.1	Provide details on proposed storage and waste collection, including suitable access for garbage collection vehicles in accordance with Council's Waste Management Plan requirements.

Consultation

You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:

(a) *Agencies or other authorities:*

- Great Lakes Council;
- Roads and Traffic Authority;
- Department of Water and Energy; and
- Infrastructure providers.

(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.

The consultation process and the issues raised should be described in the Environmental Assessment.

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 surrounding buildings and private open space. 2. An **aerial photograph** of the subject site with the site boundary superimposed. 3. A **Site Analysis Plan** must be provided which identifies the property boundary, 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, utility services, boundaries, orientation, view corridors and all buildings/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: • 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. 5. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1. **6.** The **Architectural drawings** are to be drawn to scale and illustrate the following general features: • the location of any existing building envelopes or structures on the land; • the floor plans; • the location of lifts, stairs and corridors; • section plans; • fenestrations, balconies and other features; • communal facilities and servicing points; • the height of the proposed development in relation to the land; • significant level changes; • details of street awnings; • parking and vehicular access arrangements; and • pedestrian access to, through and within the site.

	7. **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 façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties. Include a streetscape elevation to show how the building will relate to its existing built context. 8. **Stormwater Concept Plan** - illustrating the concept for stormwater management from the site including 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 must be integrated with the proposed landscape design. Site discharge calculations should be provided. 9. **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 during the construction period. 10. **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); 11. **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; 12. **View analysis** – artist's impression, photomontages, model, etc of the proposed development in the context of the surrounding development. Use visual aids such as a scale model and photomontage to demonstrate visual impacts. Amelioration of visual impacts through design, use of appropriate colours, building materials and landscaping must be addressed. An indicative external materials and finishes schedule is to be submitted; and 13. **Shadow Diagrams** – diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (Jun 21) and the equinox (Mar 21 and Sept 21) at 9am, 12 midday, 3pm and 6.30pm.
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, but not limited to, the following: • Stormwater/drainage; • Traffic and Access; and • Urban Design/Architectural;
Documents to be submitted	• 10 hard copies of the Environmental Assessment; • 10 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 that 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
State Government 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 of 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 Guideline for assessment of impacts on Threatened Species under Part 3A (Department of Planning 2005)
Fish and Aquatic Ecosystems	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)
	Threatened Species Management Manual (NPWS, 1998)
Coastal Planning	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast, NSW Government, 1997
	Coastal Design Guidelines for NSW, PlanningNSW, February 2003
	NSW Wetlands Management Policy (DLWC, March 1996)
Bushfire	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
Contamination of Land	
	Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)
Environmental Management Systems	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)
Heritage	
Aboriginal	Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A (Planning 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
Non-Indigenous	Assessing Heritage Significance Update for Heritage Manual (Heritage Office, 2000)
	NSW Heritage Manual (NSW Heritage Office, 1996)
Noise	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS 3671-1989)

Aspect	Policy /Methodology
Rehabilitation	
	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
Safety and Hazards	
	Electrical Safety Guidelines (Integral Energy)
Soils	
	Acid Sulfate Soil Manual (ASSMAC)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
Traffic & Transport	
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
	Guide to Traffic Generating Developments (RTA, 2002)
Urban Design: Cycleway/Pathway Design	
	Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)
Water	
	Water quality guidelines for the protection of aquatic ecosystems for upland rivers. (ANZECC, 2000)
Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
Groundwater	NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2)
Stormwater	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
Waterways	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
Climate Change	Floodplain Risk management Guideline – Practical Consideration of Climate Chane (DECC 25 October 2007)
EPBC Act	
	Commonwealth Environment Protection and Biodiversity Conservation Act 1999: Guide to implementation in NSW: March 2007

Attachment 4
Agency Responses to Request for Key Issues - For Information Only

07 MAY 2008

NSW Government
Department of Water & Energy

Fax 8/5/08 TO Thomas Mithen

Contact: Peter Johns
Phone: 4904 2538
Fax: 4904 2503
Email: Peter.Johns@dnr.nsw.gov.au

Department of Planning
GPO Box 39
SYDNEY NSW 2001

Our ER Ref: ER20036
Your File Ref: MP 08_0042

2 May 2008

Attention: Thomas Mithen

Dear Sir

MP08_0042 - Request for Key Issues and Assessment Requirements
Proposed Commercial/Retail Building
No. 92 Manning Street (Lot 1 DP 301489) Tuncurry

I refer to your letter of 24 April 2008 requesting key issues and assessment requirements for the project proposal. The Department of Water and Energy (DWE) provides the following advice for consideration should excavations for the proposed development intercept, connect with or infiltrate the groundwater:

Relevant Legislation
The assessment is required to take into account the objectives and regulatory requirements of the following legislation (administered by DWE), as applicable:

- Water Act 1912
- Water Management Act 2000

Relevant Policies
The assessment is required to take into account the following NSW Government policies, as applicable:

- NSW Groundwater Policy Framework Document – General;
- NSW Groundwater Quantity Management Policy; and
- NSW Groundwater Quality Protection Policy.

Groundwater
DWE is responsible for the management of the groundwater resources so they can sustain environmental, social and economic uses for the people of New South Wales.

Groundwater Source
The assessment is required to identify groundwater issues and potential degradation to the groundwater source and provide the following:

- Details of the predicted highest groundwater table at the development site.
- Details of any works likely to intercept, connect with or infiltrate the groundwater sources.

- Details of any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- Details of how the proposed development will not potentially diminish the current quality of groundwater, both in the short and long term.
- Details on preventing groundwater pollution so that remediation is not required.
- Details of proposed methods of the disposal of waste water and approval from the relevant authority.
- Assessment of the need for an Acid Sulfate Management Plan (prepared in accordance with ASSMAC guidelines).

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users.

Licensing

All proposed groundwater works, including bores for the purpose of investigation, extraction, dewatering, testing or monitoring must be identified in the proposal and an approval obtained from DWE prior to their installation.

If you require any further information please contact me on 4904 2538.

Yours sincerely

Peter Johns
Project Officer
Major Projects and Planning
Newcastle

Great Lakes
COUNCIL

Breese Parade Forster
PO Box 450 Forster NSW 2428
DX 7110 Forster
phone 02 6591 7222
fax 02 6591 7200
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16 MAY 2008

FAX 16/5/08
To Parker

Mr Tom Mithen
Coastal Assessments
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001.

Our Ref: MP 08-0042 / R1329881
WB:SB
Your Ref: 08-0042

Contact: Mr Wayne Burgess
Telephone: (02) 6591 7292

12 May 2008

Dear Sir

RE: REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND ASSESSMENT REQUIREMENTS
PROPOSED COMMERCIAL/RETAIL BUILDING
92 MANNING STREET, TUNCURRY
MAJOR PROJECT APLICATION MP-08-0042

I refer to your letter dated 24 April 2008 (received 2 May 2008) regarding the above matter.

It is requested that the following key issues and assessment requirements be included in the Director-General's Environmental Assessment requirements:

- Design considerations under DCP No. 21 – Tall Buildings
- Consideration of Urban Design and Density Review – Draft DCP 51 – Forster/Tuncurry provisions relating to:
  - Town Centre Character
  - Pedestrian amenity
  - External building elements
  - Building performance
  - Parking and servicing
  - Controls for buildings in the business zone
  - Appendix 1 – DCP maps and plans
  - Appendix 2 – Illustrative built form examples
- Consideration of SEPP71 – Coastal Protection, NSW Coastal Design Guidelines and NSW Coastal Policy.
- Consideration of Council's Car Parking Policy and RTA Guidelines.

  Turning templates and sight distance requirements as per AS2890.1 for vehicles manoeuvring internally and vehicles entering and exiting the site. Disabled car parking to be provided. Manning Lane frontage to be constructed to suit future widening as shown on previous DA1253/2003.
- Submission of a geotechnical report that investigates the suitability of the site, including details on the water table and potential acid sulphate soils.
- Design details for the stormwater system, including on-site detention.

...../2

- The development proposal is required to comply with the water quality objectives specified in Table 6.5 Forster Tuncurry & Wallis Lake Stormwater Management Plan (dated 2nd April 2000). In this regard MUSIC modelling should demonstrate pre and post stormwater quality and the required % reduction in N (target is 45% Nitrogen), % reduction in P (target is 45% Phosphorus) and suspended sediments (target is 80%).

  Compliance with this objective will typically require the use of rain water tanks and reuse, and bioretention systems.

- Consideration of Council's Policy for Awnings.

- Compliance with the Building Code of Australia.

- Submissions of details for the provision of access and facilities for persons with disabilities in accordance with the requirements of the Building Code of Australia and AS1428.1 – 2001 'Design for Access and Mobility'.

- Submission of a Waste Management Plan using Council's prescribed format.

- Consideration of 'Safer by Design' principles to identify and minimise crime risk.

Please contact me on 6591 7292 should you have any further enquiries.

Yours faithfully

Wayne Burgess

WAYNE BURGESS
Manager Development Assessment
Planning & Environmental Services