

Director-General's Requirements

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

Application	Proposed Stockland Seniors Living Village at Bayswood, Vincentia
Project Description	Residential subdivision development comprising: • 166 adaptable dwellings on a single lot, including ○ 148 predominantly single storey detached houses with a small number of two storey attached dwellings in key locations, ○ 18 dwellings in a 2 storey scale building with basement car parking. • A community centre comprising resident facilities, including administration areas, dining and lounge rooms, entertainment auditorium, meeting rooms, community kitchen, library and computer facilities, medical consulting rooms, swimming pool, barbeque facilities, and a mailroom/post room, café, on-site managers residence and on-site nurses residence. • Internal roadways and access points.
Site	Lots 801 and 802 DP 1022286 and Lots 72-75 DP 874040
Proponent	Stockland Development Pty Ltd
Date of Issue	14 May 2008
Date of Expiration	14 May 2010
General Requirements	The Environmental Assessment must be prepared to a high technical and scientific standard and must include: 1. An executive summary. 2. A detailed description of the proposal, including construction, operation, and staging. 3. Demonstrate full compliance with all aspects of the approved concept plan (MP 06_0058 & MP 06_0060). 4. A consideration of the following with any variations to be justified: a) all relevant State Environmental Planning Policies (with particular regard to Major Projects SEPP, SEPP 55, SEPP 71 and SEPP - Seniors Living) and applicable planning instruments, b) relevant legislation and policies, including the NSW Coastal Policy 1997, c) Commonwealth Environment Protection and Biodiversity Conservation Act 1999. 5. A draft Statement of Commitments, outlining commitments to the project's management, provision/contribution towards infrastructure, mitigation and monitoring measures with a clear identification of who is responsible for these measures. 6. A report from a quantity surveyor identifying the capital investment value of the project application. 7. Certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must address the following key issues: 1. Concept Plan Approval – Demonstrate compliance with the concept Plans Conditions of Approval and the modifications contained therein. Any variations to the Concept Plan need to be detailed and the variations justified. 2. Statutory and Other Requirements – All relevant legislation and planning provisions applying to the site and nature, extent and justification for any non-compliance. Where non-compliance results in environmental impacts, consideration of alternative/compensatory works to address the impacts. Clearly delineate proposed staging. 3. Traffic Impacts (Construction and Operational) – Demonstrate compliance with relevant Council and RTA traffic and car parking codes. 4. Bushfire Impact – Demonstrate compliance with the requirements of <i>Planning for Bush Fire Protection 2006</i>.

	5. Urban Design, Visual Impact and Sustainability a) Address <i>Coastal Design Guidelines for NSW</i>, in particular: safety, relationship to surrounding areas, visual impacts from public locations, pedestrian and bicycle movement to, within and through the site. b) Provide plans and documentation for the project applications that is of a quality suitable to assess the building typology (including the quantum of floor space). Plans and documentation should be equivalent to the standard ordinarily required for lodgement under Part 4. c) Address Crime Prevention Through Environmental Design principles with consideration given to the relationship to surrounding areas, pedestrian and bicycle movement to, within and through the site, key connections to the existing village and coast. 6. Noise Impact – Demonstrate that the proposal will be designed, constructed, operated and maintained so that there are no unacceptable impacts from noise (including traffic noise and noise from the Commercial Centre). 7. Site preparation works Provide a report that includes (but is not limited to): a) a detailed survey showing existing and proposed levels and quantities of fill necessary for site preparation works, b) details on the source of fill including types of materials and their source, c) details of the quantity and quality of any excess material and arrangements for its disposal. 8. Subdivision a) Provide proposed plans of subdivision that identify all covenants, easements and notations proposed for each land title and, if relevant, how the subdivision is to be staged. b) Provide detail on the management arrangements for all land to be subdivided, including (but not limited to) titling arrangements, land ownership and all proposed covenants and restrictions, including those relating to access. c) Outline the long-term management and maintenance of any areas of open space, including the ownership and control, management and maintenance of funding public access, revegetation and rehabilitation works and bushfire management. 9. Ecologically Sustainable Development a) Demonstrate how the development will commit to ESD principles in regards to design, construction and ongoing operation phases. b) Demonstrate that the development is capable of achieving the requirements of BASIX. c) Demonstrate how the development will commit to reducing energy consumption and improving energy management practices in regards to design, construction and ongoing operation phases. 10. Climate Change a) Prepare a comprehensive assessment of and report on the project's predicted affect on climate change, including impacts of the project on greenhouse gas emissions, having regard to the 2006 Australian Greenhouse Office Factors & Methods Workbook. b) Evaluate and report on the feasibility of measures to reduce greenhouse gas emissions.
Consultation Requirements	You must undertake an appropriate and justified level of consultation with the following parties: • Shoalhaven City Council • Shoalhaven Water • Integral Energy • NSW Department of Primary Industries • NSW Department of Environment and Climate Change • NSW Roads and Traffic Authority • NSW Rural Fire Service • Commonwealth Department of Environment and Heritage

	Jervis Bay Marine Park Authority The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.
Deemed refusal period	60 days