

Your reference : MP 08_0118
Our reference : FIL06/2036-04 DOC09/4413
Contact : Peter A. Ekert, 66402514

Heather Warton
Director Coastal Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

9 FEB 2009

Attn: Sally Munk

Dear Ms Munk

RE: MP08_0118 Request for Provision of Details of Key Issues and Assessment Requirements – Proposed Residential Subdivision Willow Drive, Bogangar (Lot 4 DP 876253)

I refer to your request for the Department of Environment and Climate Change's (DECC) requirements for the environmental assessment (EA) in regard to the above proposal received by DECC on 2 February 2009.

DECC has considered the details of the project and has identified the information it requires to assess the project in Attachment A. The proponent should ensure that the EA is sufficiently comprehensive and detailed to allow DECC to determine the extent of the impact(s) of the proposal.

DECC recommends both comprehensive as well as more specific and targeted environmental assessment requirements.

Justification for each of the key information requirements for the project is summarised below:

1. the impacts on local surface water quality;
2. the impacts of the project on threatened species and their habitat;
3. the impacts of the project on Aboriginal cultural heritage values;
4. an assessment of any land contamination and;
5. the actions that will be taken to avoid or mitigate impacts or compensate to prevent unavoidable impacts identified in 1-4 above.

Should you have any inquiries please contact Peter Ekert on (02) 66402514.

Yours sincerely

Jon Keats

JON KEATS
Head Industry and Waste Unit North Coast
Environment Protection and Regulation Group

Att: Attachment A DECC EA Requirements
Attachment B Guidance Material

PO Box 498, Grafton NSW 2460
NSW Government Offices,
49 Victoria Street, Grafton NSW
Tel: (02) 6640 2500 Fax: (02) 6642 7743
ABN 30 841 387 271
www.environment.nsw.gov.au

Department of **Environment and Climate Change** NSW



Attachment A – Department of Environment and Climate Change's Environmental Assessment Requirements

Environmental impacts of the project

1. The following environmental impacts of the project need to be assessed, quantified and reported on:
 - Water quality
 - Contaminated Land
 - Noise
 - Threatened Species
 - Aboriginal cultural heritage
2. These should be assessed in accordance with the relevant guidelines listed in Attachment B.
3. Describe mitigation and management options that will be used to prevent, control, abate or mitigate identified environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.
4. Based on the information provided to the Department of Environment and Climate Change (DECC), the applicant will not require an Environment Protection Licence because the activity is not scheduled under the *Protection of the Environment Operations Act 1997*.

Water quality

The environmental outcomes for the project in relation to water should be:

- There is no pollution of waters during the construction and operational phases of the development;
- There is no inconsistency with any relevant Statement of Joint Intent established by the Healthy Rivers Commission; and
- It is acceptable in terms of the achievement or protection of the River Flow Objectives and Water Quality Objectives.

The Environmental Assessment (EA) should document the measures that will achieve the above outcomes.

Contaminated Land

The EA must document the assessment and management of any land contamination to ensure that the land is not allowed to be put to a use that is inappropriate because of the presence of contamination. Under the *Contaminated Land Management Act 1997* there is a responsibility to notify the DEC of sites that pose a significant risk of harm to human health or the environment.

Noise

The proposal must be designed, constructed, operated and maintained so that there are no adverse impacts from noise (including traffic noise).

Attachment B - Guidance Material

1. Assessing Environmental Impacts

Water quality

- National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
- NWQMS Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC 2000)
- Healthy Rivers Commission Report into Coastal Lakes and Statement of Joint Intent
- The relevant targets within the State Water Management Outcomes Plan

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)
- Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
- Environment and Health Protection Guidelines: 'Onsite Sewage Management for Single Households', February 1998 (Silver Book).

Stormwater

- Managing Urban Stormwater: Soils and Construction (NSW Landcom, 2004)
- Managing Urban Stormwater: Source Control (EPA 1998)
- Managing Urban Stormwater: Treatment Techniques (EPA 1998).

Contaminated Land

- Managing Land Contamination: Planning Guidelines - SEPP55 - Remediation of Land, Department of Urban Affairs and Planning and NSW EPA, 1998:
- Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites (Environment Protection Authority (EPA) 1997);
- Contaminated Sites – Guidelines on Significant Risk of Harm and Duty to Report (EPA, 1999).

Noise and vibration

- NSW Industrial Noise Policy (EPA, 1999)
- NSW Environmental Criteria for Road Traffic Noise (EPA, 1999)
- Chapter 171 Noise Control Guideline, *Construction Site Noise, Environmental Noise Control Manual, 1994.*

2. Assessing Threatened Species Impacts

Draft Guidelines For Threatened Species Assessment - Available from Department of Planning.

3. Assessing Aboriginal Cultural Heritage Impacts

- Draft Guidelines For Aboriginal Cultural Heritage Impact Assessment and Community Consultation - Available from Dept of Planning
- Interim Community Consultation Requirements for Applicants:
<http://www3.environment.nsw.gov.au/npws.nsf/Content/Protecting+Aboriginal+objects+and+places>
- Aboriginal Cultural Heritage Standards and Guidelines Kit - Available shortly on-line through DEC's webpage.



21 Aug 2009

Network and Technology
Integrated Network Planning

Your Ref: HAN 08/25 Pt 1

Forecasting and Area Planning
6/317 Hunter St, Newcastle, 2300

Mr Darryl Anderson
Darryl Anderson Consulting Pty Ltd
Suite 7
Corporation House
8 Corporation Circuit
Tweed Heads South. NSW 2486

Postal: Locked Bag 6018 Hunter
Region Mail Centre 2310

Telephone (02) 4985 8413
Facsimile (02) 4985 8426

keith.r.bruce@team.telstra.com

**Re: Proposed 13 lot Subdivision at lot 4 DP 876253 Willow Avenue, Bogangar
(Major Project No. MP08-0118)**

Dear Darryl,

Based on the provided information relating to the proposed development located at lot 4 DP 876253 Willow Avenue, Bogangar a review was undertaken of the area and nearby telecommunications infrastructure.

Telstra maintains existing network adjacent to the land marked for development. This network is currently not sufficient to meet the likely demand of this development.

Telstra has incorporated the forecast telephone service demand for the development into its overall planning process for the area and has planned to rollout upgrades in telecommunications infrastructure as growth occurs.

To accommodate the proposed development, the telecommunications network would require upgrade. To achieve this, Telstra may require:

- Installation of conduit, cable and pits in developer provided shared trench throughout the development

The technology and services provided would be determined closer to the time of development commencement, depending on Telstra deployment policy and any negotiations based on a commercial agreement.

Further discussions regarding details for network expansion are strongly encouraged once detailed planning for the development is in progress. To inform Telstra of likely commencement of this development, you are requested to register this development on the Telstra Smart Community website: <http://www.telstrasmartcommunity.com>

Please note that Telstra reserves the right to change its decision in relation to network deployment within the development without prior notice.

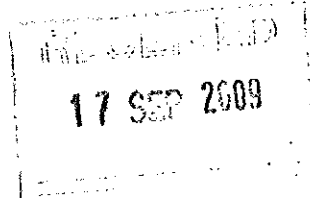
For future correspondence and enquiries regarding this matter, please contact the undersigned on 02 4985 8413.

Yours faithfully,

Keith Bruce
Area Planner

Our Ref: OUT09/193

Darryl Anderson
Darryl Anderson Consulting P/L
Suite 7, Corporate House
8 Corporation Drive
Tweed Heads South NSW 2486



Dear Darryl

Re: Proposed thirteen lot subdivision at Lot 4 DP 876253 Willow Avenue, Bogangar (MP08-118)

Thank you for the opportunity to comment on the above proposal.

The Northern Rivers Catchment Management Authority has no further issues or comments to add further to those referred by us to the Department of Planning about this proposal.

If you have any queries regarding this matter, please contact Peter Boyd, Catchment Coordinator, on 66767 393 or via e-mail at peter.boyd@cma.nsw.gov.au

Yours sincerely,

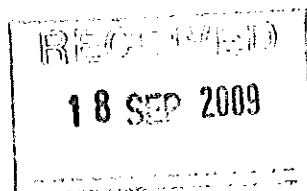


Michael Pitt
General Manager
15 September 2009



**TWEED
SHIRE
COUNCIL**

Please Quote
Council Ref: PF5920/80
Your Ref No: HAN 08/25 Pt1
For Enquiries
Please Contact: Adam Henson
Telephone Direct (02) 6670 2661



[dltr]

Document3

17 September 2009

Darryl Anderson Consulting Pty Ltd
Suite 7, Corporate House
8 Corporation Circuit
TWEED HEADS SOUTH NSW 2486

Dear Sir

**Proposed thirteen lot subdivision at Lot 4 DP 876253 Willow Avenue, Bogangar
(Major Project No. MP08-0118)**

Thank you for providing Council with a copy of your report requesting Director-General's Environmental Assessment Requirements for review purposes.

It is noted that you are in receipt of a copy of Council's letter to the Department of Planning dated 12 February 2009 in which our key issues and assessment requirements for the proposal were detailed.

Council has no further issues or assessment requirements to add to this response to the Department of Planning.

Should you have any further queries in relation to this matter, please do not hesitate to contact Adam Henson of Council's Development Assessment Unit who is managing this project.

Yours faithfully

Denise Galle
Co-ordinator Development Assessment



CIVIC AND CULTURAL CENTRE, MURWILLUMBAH
PO BOX 816, MURWILLUMBAH NSW 2484
TELEPHONE: (02) 6670 2400 FAX: (02) 6670 2429

PLEASE ADDRESS ALL COMMUNICATIONS TO THE GENERAL MANAGER
ABN 90 178 732 496
www.tweed.nsw.gov.au

All communications to be addressed to:

Head Office
NSW Rural Fire Service
Locked Mail Bag 17
Granville NSW 2142

Telephone: (02) 8741 5555

Head Office
NSW Rural Fire Service
15 Carter Street
Homebush Bay NSW 2127

Facsimile: (02)8741 5433

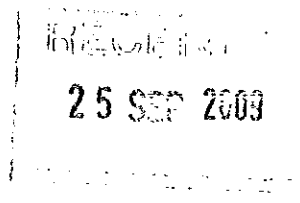


Attention : Mr Darryl Anderson
DAC Pty Ltd
Suite 7
Corporate House
8 Corporation Circuit
Tweed Heads South NSW 2486

Your Ref: MP08-0118

Our Ref: S09/0039

Date: 18 September 2009



Dear Sir

I acknowledge receipt of your letter dated 14 September 2009 regarding a Development Application for 4//876253 Willow Avenue Bogangar 2488.

The matters raised are receiving appropriate attention and a response will be forwarded to you as soon as possible.

For further information concerning this matter please contact Garth Bladwell on (02)8741 5175.

Yours faithfully,



Nicole Lee
Administration Officer

The RFS has made getting information easier. For general information on 'Planning for Bushfire Protection, 2006', visit RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bushfire Protection, 2006'.

Your reference : HAN 08/25 Pt 1
Our reference : FIL06/2036-05 DOC09/45296
Contact : Peter A. Ekert, 66402514 peter.ekert@environment.nsw.gov.au

RECEIVED

25 SEP 2009

Darryl Anderson Consulting Pty Ltd
Suite 7
Corporate House
8 Corporation Circuit
Tweed Heads South NSW 2486

24 SEP 2009

Dear Mr Anderson,

**Re: Proposed Thirteen Lot Subdivision at Lot 4 DP 876253 Willow Avenue, Bogangar
(Major Project No. MP08 0118)**

I refer to your letter received by the Department of Environment, Climate Change and Water (DECCW) on 11 September 2009 in relation to the above proposal.

Please note that, contrary to the advice in your letter a copy of the Department of Planning's (DoP) letter dated 25 February 2009 and accompanying Director General's Environmental Assessment Requirements were not attached to your correspondence.

However, DECCW has previously been consulted by DoP in relation to this proposal. Please find attached a copy of the Director-General's Environmental Assessment Requirements that were sent by DECCW to DoP on 9 February 2009.

Should you require any further information please contact Peter A. Ekert 66402514.

Yours sincerely



JON KEATS
Head, Industry and Waste Unit North Coast
Environment Protection and Regulation Group

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The Department of Environment and Climate Change NSW
is now known as The Department of Environment, Climate Change and Water NSW

PO Box 498, Grafton NSW 2460
NSW Government Offices,
49 Victoria Street, Grafton NSW
Tel: (02) 6640 2500 Fax: (02) 6642 7743
ABN 30 841 387 271
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Department of **Environment and Climate Change** NSW

