



Planning

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Our ref: 08_0194

Mr Reg van Rij
Project 28 Pty Ltd
Suite 14, Level 1, Cavill Park, 46 Cavill Avenue
SURFERS PARADISE QLD 4217

Dear Mr van Rij

Subject: Kings Forest Stage 1 Project Application (08_0194)

The Department has received your request, dated 24 November 2010, to amend the scope of your application for the proposed subdivision and bulk earthworks at Kings Forest, Kingscliff.

The amended Director-General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the project application are attached to this correspondence at **Attachment 1**.

Attachment 2 lists the relevant plans and documents which will be required upon submission of your proposal.

It should be noted that the amended DGRs have been prepared based on the information provided to date. The amended DGRs also take into account the requirements of the approved concept plan (06_0138) for the site. 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 the EA is not exhibited within 2 years of the date of issue of these requirements, you should consult further with the Director-General in relation to the preparation of the EA.

Please contact the Department at least two weeks before you propose to submit the Environmental Assessment (EA) for the project to determine:

- the fees applicable to the application. Note that you will need to provide a signed statement from a Quantity Surveyor to verify the capital investment value of the project;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the EA that will be required.

A list of some relevant technical and policy guidelines which may assist in the preparation of the EA are attached 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.

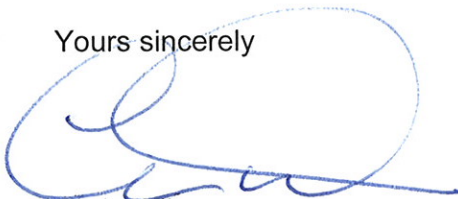
If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance (NES), it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Commonwealth Department of the Environment, Water, Heritage and the Arts 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.

Please note that under section 75U of the Act, Part 3A applications do not require certain permits/approvals required under other legislation. These matters are considered as part of the Part 3A assessment process. For example, Section 87 permits and Section 90 consents under the *National Parks and Wildlife Act 1974* are not required for Part 3A applications. Section 75U applies from the date of issue of the DGRs.

Notwithstanding, the Department still requires an equivalent level of information within the EA as would ordinarily be required for the issue of any such permit/approval to enable an assessment of the relevant works. Please notify the Department should any sub-surface testing be required during the preparation of your EA.

If you have any queries regarding these requirements, please contact Stuart Withington on the above details.

Yours sincerely



23.12.10

Chris Wilson
Executive Director
Major Projects Assessment
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
08_0194
Project
A project application for: - subdivision to create new lots for future development; - construction of the entrance road to the site and associated intersection works on Tweed Coast Road; - alignment and construction of the proposed Kings Forest Parkway from Tweed Coast Road via Precincts 4/5 through to the western side of the site, as well as the alignment of the two proposed roads through SEPP 14 areas to access the southern (Cudgen Paddock) area; - rural retail development to the east of Tweed Coast Road and access arrangements to this part of the site; - construction works for the first stage (Precinct 5) of urban development; and - bulk earthworks across the site.
Location
Kings Forest, Kingscliff, Tweed local government area
Proponent
Project 28 Pty Limited
Date issued
23 December 2010
General requirements
The Environmental Assessment (EA) for the Project Application must include: - An executive summary; - A detailed description of the proposal 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; - outline of the staged implementation of the project if applicable; - A site analysis including constraints mapping and description of the existing environment; - Consideration of any relevant statutory and non-statutory provisions and identification of any non-compliances with such provisions; - Consideration of the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; - Consideration of impacts, if any, on matters of National Environmental Significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; - 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 any potential impacts of the project; - The plans and documents outlined in Attachment 2; - A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and - 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. Consistency with Concept Plan	
1.1	Demonstrate that the project application is consistent with the approved concept plan for the Kings Forest site (MP06_0318).
2. Subdivision Design, Layout and Desired Future Character	
2.1	Demonstrate the consistency of the proposed subdivision design and layout with the <i>Coastal Design Guidelines for NSW, NSW Coastal Policy 1997</i> and <i>SEPP 71 – Coastal Protection</i> .
2.2	Provide a Plan of Development that shows, at a minimum: the location and width of Asset Protection Zones; Level of construction required for dwellings/buildings adjacent to Asset Protection Zones in accordance with <i>Planning for Bushfire Protection 2006</i> and <i>Australian standard 3959 – 1999 – Construction of Building in Bushfire Prone Areas</i> ; the types of development permissible on each lot, eg: zero lot housing, plex housing, etc; and fill and finished floor level requirements on flood prone lots in accordance with the requirements of Tweed Shire Council's <i>Development Control Plan- Section A3- Flood Liable Land</i> (or any replacement document).
2.3	Identify the type/s of subdivision proposed ie. Community, Torrens, strata. A draft community management statement should be provided if community title is proposed.
2.4	Provide details of any staging that demonstrates the lots will be released in an orderly and coordinated manner.
2.5	Outline the long-term management and maintenance of any areas of open space or conservation including ownership and control, management and maintenance funding, public access, revegetation and rehabilitation works and bushfire management
2.6	Provide a study that determines the need for affordable housing provision for the Kings Forest Estate. The study should address the following: The likely future demographics of the population of the Kings Forest Estate and immediate locality by household type, income, employment and tenure; The need for affordable housing both for rental and purchase in the Kings Forest Estate and immediate locality; A plan showing the possible location of affordable housing on the Kings Forest site in the various precincts; and Investigation of mechanisms for the provision of affordable housing, including any role for community housing providers or the potential use of Voluntary Planning Agreements. The proponent is to consult with Tweed Shire Council and Housing NSW - Centre for Affordable Housing in the preparation of the study.
2.7	Provide details, within an Open Space Network Plan, of active and passive open space areas in accordance with Council's minimum requirements.
2.8	Provide details of landscaping in accordance with Council's open space landscape guidelines and standards.
2.9	Demonstrate, through the provision of a Bus Network Implementation Plan that adequate provision has been made for public transport.
2.10	Provide a plan which: Details the mix of densities in each precinct; Demonstrates adoption of the neighbourhood planning principles in the Far North Coast Regional Strategy; Details the objectives for the location of housing of various densities; Details the proposed number and size of dwellings in each stage and precinct; Details sites for seniors housing and support facilities; Demonstrates the implementation of the levels of accommodation provided for in the approved concept plan; Details sites for higher density development; and Details discussions with Tweed Shire Council.
3. Visual Impact	
3.1	Address the visual impact of that part of the project visible from the Tweed Coast Way and discuss any relevant mitigation measures.
4. Infrastructure Provision	

4.1	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.
4.2	Address and provide the likely scope of any planning agreements and/or development contributions with Council/ Government agencies (including relevant community/state infrastructure contributions).
4.3	Provide details on investigations into the accommodation of appropriate facilities for the NSW Ambulance Service, NSW Police and the NSW Fire Service.
5. Traffic and Access	
5.1	Prepare a traffic impact assessment in accordance with Table 2.1 of the RTA's <i>Guide to Traffic Generating Developments</i> . In particular, a detailed assessment should be provided for the intersection of Tweed Coast Road with the proposed Kings Forest Parkway and with the proposed development to the east of Tweed Coast Road. Details of intersection modelling and proposed upgrade works should be included.
5.2	Address the provision of cyclist and pedestrian access to, through and within the proposal.
5.3	Demonstrate that the alignment of the Kings Forest Parkway is designed to be a continuous or 'through' alignment to enforce its priority route status as a major collector/distributor road.
10.1	Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures. The assessment should include consideration of construction noise in reference to the draft <i>NSW Construction Noise Guidelines</i> (DECC, 2008).
5.4	In order to determine appropriate noise attenuation requirements adjacent to the Kings Forest Parkway, a road traffic noise impact assessment must be undertaken in accordance with RTA guidelines. Details of noise attenuation measures (buffers, mounds, acoustic walls, construction standards) are to be provided.
5.5	Demonstrate that provision has been made to maintain safe passage of wildlife between habitat areas through specific road design, lighting and signage requirements and, where considered appropriate, fencing to road verges, fauna underpasses and like measures.
5.6	Demonstrate that road crossings of waterways maintain existing fish passage.
6. Hazard Management and Mitigation	
<i>Contamination</i>	
6.1	Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of <i>SEPP 55 – Remediation of Land</i> .
<i>Acid Sulfate Soils</i>	
6.2	Identify the location and scale of any ASS impacts and provide a summary of the management likely to be required.
<i>Bushfire</i>	
6.3	In order to ensure the protection of property and assets, a detailed bushfire assessment and management plan prepared by a suitably qualified person must be submitted. The assessment must, at a minimum, demonstrate consistency with the requirements of <i>Planning for Bushfire Protection 2006</i> . All asset protection zones must be clearly specified on the Plan of Development and all affected lots are to be encumbered with a Section 88B instrument under the <i>NSW Conveyancing Act 1919</i> .
<i>Geotechnical</i>	
6.4	In order to ensure the stability of development lots, a detailed geotechnical assessment, prepared by a suitably qualified person must be submitted. The assessments must, at a minimum, include the following: a geotechnical map of the site clearly showing ground surface contours, geotechnical engineering soil types and geotechnical hazards. The delineation of hazards should include hazard locations and possible hazard impact areas. That map should be occupied by an explanatory text describing the nature and delineation of soil types and hazard types. The map and text should be prepared by a suitably experienced geotechnical practitioner; and a synthesis site plan clearly showing ground surface contours and the

locations of all test pits, boreholes and monitoring wells drilled on the site to date.	
Flooding	
6.5	Provide an assessment of any flood risk on site (for the full range of floods including events greater than the design flood, up to probable maximum flood; and from coastal inundation, catchment based flooding or a combination of the two) and having consideration of any relevant provisions of the <i>NSW Floodplain Development Manual 2005</i> . The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, address the impact of the development (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event. The flooding assessment is to incorporate any re-calibrations of the Tweed Shire Council flood model.
6.6	The flood assessment must have regard to the following elements to determine the new flood planning level for Kings Forest: • a sea level rise scenario of 0.90 metres; • a 10% increase in rainfall intensity; • the detailed flood modelling results from the Tweed-Byron Coastal Creek Flood Study; • consideration of freeboard of 0.5 metres; and • applying the principle of risk-based approach to the development so that residents remain safe for all flood events up to and including the Probable Maximum Flood event.
6.7	Consideration of <i>Practical Consideration of Climate Change – Floodplain Risk Management Guideline</i> (DECC, October 2007).
6.8	Provide a preliminary development landform for the entire Kings Forest site to allow comprehensive flood modelling to be carried out, but not in such a way as to preclude necessary modifications to land forms in subsequent stages of development.
Radiation	
6.9	Identify the presence and extent of radiation levels on site associated with any areas previously sand mined and, where relevant, provide mitigation measures. Include consideration of the extent, distribution and depth of cut and fill.
7. Water Cycle Management	
7.1	Address and outline measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles and which addresses impacts on the surrounding environment, drainage and water quality controls for the catchment.
7.2	A detailed plan of erosion and sedimentation controls at construction and operational stages to ensure that the water quality of SEPP 14 Wetlands on the site remain unaffected.
7.3	A Stormwater Management Plan is to be provided which includes a detailed design layout plan for the preferred stormwater treatment train showing location, size and key functional elements of each part of the system must be submitted with each development application for subdivision. MUSIC modelling must be undertaken to demonstrate appropriate water quality objectives are being achieved. The Plan is to demonstrate, through the provision of monitoring and adaptive management plans and commitments, that any proposed surface water/stormwater pollution reduction devices will be monitored to determine their pollutant removal efficiencies and the need for further treatment of drainage to ensure the preservation of water quality in Cudgen Creek and Blacks Creek.
7.4	Assess the impacts of the proposal on surface and groundwater hydrology and quality during both construction and occupation of the site.
7.5	Provide details of a groundwater assessment and monitoring program for the site.
7.6	Assess the necessity of drains currently in operation across the site and, for those required into the future, assess the impact of any ongoing maintenance required to ensure their effectiveness.
7.7	Provide an overall water management plan, integrating any discrete water, stormwater, groundwater and Acid Sulfate Soil management plans.
8. Heritage and Archaeology	
8.1	Demonstrate that further consultation with local Aboriginal stakeholders has taken place in order to determine an appropriate location for a final Keeping Place for all objects

	recovered/salvaged as part of the development of the site.
8.2	Provide details of the Keeping Place, details and evidence of the further consultation and a care and control agreement with DECCW.
8.3	Demonstrate that the recommendations of the Cultural Heritage Management Plan are to be implemented, including any requirement for site specific management strategies for each of the identified sites of cultural heritage significance as they relate to the area of this application, in particular the site known as 'K3'.
9. Flora and Fauna	
9.1	Demonstrate that the keeping of cats within the site shall be totally prohibited and that all residential lots will be encumbered to this effect with a Section 88B or 88E instrument under the <i>NSW Conveyancing Act 1919</i> .
9.2	Address measures to protect and manage riparian corridors and adjacent aquatic habitats in consideration of the <i>Tweed Coast Estuary Management Plan</i> .
9.3	Demonstrate that the proposal will result in minimal impacts on the ecological integrity of the wetland habitats on the site, with particular consideration of the water cycle management measures proposed.
9.4	Updates are to be provided, where relevant, for the various management plans for koalas, vegetation, threatened species, feral animals weeds, the buffers, and the golf course providing where relevant details on timelines for implementation of recommended works including maintenance periods and measurable performance and completion criteria. Each plan is to consider all other plans for the site to ensure that management strategies do not conflict and that each plan can be implemented without negatively impacting on the objectives of another.
9.5	Provide an update to the Koala Plan of Management (KPoM) for the site. The update should confirm that the measures identified and proposed in the KPoM to offset the impact of the development on existing and future Koala populations are adequate.
9.6	The KPoM update should take into account: contemporary data/literature on koala management; the results of the monitoring of management measures operating as part any approved stage/s, in accordance with B2 of the concept plan approval; the role of additional koala habitat created in protecting koala numbers, and the provision of any additional koala management measures, specifically those relating to dogs.
9.7	The KPoM update should include, but not be limited to: the identification of dog breeds known to present a significant threat to koalas and measures to effectively mitigate the threat posed to koalas by dogs. Such measures may include prohibitions/restrictions on particular breeds; limitations on the number of dogs per property; and specifications on the way dogs are to be housed from dusk to dawn.
9.8	The KPoM update must provide stage specific detail on the following: revegetation and rehabilitation measures; measures to ensure that no identified koala food trees are removed within adjacent ecological buffers or identified core koala habitat within adjacent Environmental Protection zoned land; all obligations regarding the keeping of dogs, including regulatory and enforcement measures; specific road design, lighting and signage requirements aimed at protecting koalas and maintaining their safe passage between habitat areas. These requirements shall include fencing to road verges, fauna underpasses and like measures.
9.9	The KPoM update must detail: procedures to be adopted in the event that koalas are sighted within construction zones or the urban areas; specifications for any off-leash dog exercise areas to ensure appropriate separation from koala habitat; the detail of the location and construction specification of dog exclusion fencing to any adjacent Environmental Protection zoned land and the timing of its completion; the detail, content and distribution of koala education and awareness measures aimed in particular at contractors and staff engaged in construction and at future residents; and a protocol for the reporting of any deaths or injuries to any koala within Kings Forest including collection and recording procedures and where necessary post-mortem procedures or laboratory tests to identify the cause of death to any koala.
9.10	Provide an update to the Vegetation Management Plan for the site which details: the short, medium and long term measures to be implemented to rehabilitate degraded areas, and manage remnant vegetation and habitat within the buffers and Environmental Protection zoned land within the site; revegetation and regeneration including establishment of appropriate canopy (including koala feed trees), sub-canopy, understorey and ground strata; rehabilitation of creeks and drainage lines; conserving and re-using, where appropriate, the soil seed bank where good quality native vegetation is being removed; collection and propagation of endemic native seed for revegetation on the site; monitoring of water quality and vegetation health within

	buffers and Environmental Protection zoned land; the design, regeneration/revegetation and management of the east-west wildlife corridor/s and specific monitoring to measure any impact of the development on the adjacent Cudgen Nature Reserve and adaptive management procedures to ensure any impacts are minimised.
9.11	Provide an update to the Feral Animal Management Plan which includes details on collaboration with adjoining land owners and incorporates measures which include shooting and baiting.
9.12	Provide an update to the Threatened Species Management Plan which provides further details on specific habitat management measures to safeguard existing populations of the two threatened Wallum Frog species that occur within the Environmental Protection zoned land the ecological buffers and the golf course. These measures are to be determined with reference to contemporary scientific literature and current best practice.
9.13	Survey for the Square Stemmed Spike Rush in those areas of the site corresponding to future precincts 13, 14 and 16. Provide, within an update to the Vegetation Management Plan, procedures for the protection and management of any newly identified occurrences of this species that are in accordance with the Approved Recovery Plan for this species.
10. Golf Course	
10.1.	Further details are to be provided on how threatened Wallum frog species habitat is to be re-created, managed, monitored and reported on within the golf course. Adaptive management procedures are to be provided detailing how monitoring and reporting will feed back to corrective actions to optimise habitat for the two Wallum frog species.
10.2.	The Golf Course Management Plan is to demonstrate consistency with the Koala Plan of Management and the Threatened Species Management Plan.
10. Earthworks	
12.1	Provide a detailed survey showing existing and proposed levels and quantities of fill required.
12.2	Describe the methods for excavation, transportation and spreading of fill and determine whether fill will need to be imported to the site.
12.3	Address potential dust impacts of earthworks during construction and appropriate mitigation measures.
Consultation	
You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:	
(a) <i>Agencies or other authorities:</i> • Tweed Shire Council; • Department of Environment, Climate Change and Water; • Industry and Investment; • NSW Rural Fire Service; • NSW Office of Water; • Roads and Traffic Authority; • Land and Property Management Authority; • State Emergency Service; • Northern Rivers Catchment Management Authority; • Tweed Byron Local Aboriginal Land Council and other Aboriginal community groups; and • Utility and infrastructure providers.	
(b) <i>Public:</i> 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 adjacent 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 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.). 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. Subdivision plans are to show the following:- • The location, boundary dimensions, site area and north point of the land, and names of roads fronting the land; • Title showing the description of the land with lot and DP numbers etc; • Existing and proposed subdivision pattern including all measurements and sites areas of existing and proposed allotments; • Location and details of all proposed roads and footpaths; • Location of all structures proposed and retained on site; • Cross sections of roads, including gradients, widths, road names, footpaths etc. • Existing and proposed finished levels in relation to roads, footpaths and structures; • Location and details of access points to the subdivision; • Existing vegetation on the land and vegetation to be retained; • Location of services and infrastructure, and proposed methods of draining the land;
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	- Any easements, covenants or other restrictions either existing or proposed on the site; - Type of subdivision proposed (Torrens, strata and/or community title). 6. Stormwater Management Plan - illustrating the stormwater management from 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 must be integrated with the proposed landscape design. Site discharge calculations should be provided; 7. 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); 8. 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; 9. View analysis – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.
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: - Flora and Fauna; - Bushfire; - Landscaping; - Geotechnical and/or hydrogeological (groundwater); - Stormwater/drainage; - Urban Design/Architectural; - Contamination in accordance with the requirements of SEPP 55; and - Acid Sulfate Soil Management Plan.
Documents to be submitted	- Both hard copy and electronic versions of the Environmental Assessment will be required to be submitted. Please contact the Department prior to submitting your Environmental Assessment to determine how many copies will be required. - If the Environmental Assessment is bulky, 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 Department for publication via the Internet must satisfy the following criteria:- - All files should be approximately 5 Mb. - Large files of more than 5 Mb will need to be broken down and supplied as different files.

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	
	Draft Guidelines for Threatened Species Assessment (DEC & DPI, 2005)
	Draft Threatened Biodiversity Survey and Assessment Guidelines (DEC, 2004)
	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)
	Policy and Guidelines: Aquatic Habitat Management and Fish Conservation (NSW Fisheries, 1999)
	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)
	Coastline Management Manual (NSW Government 1990)
Community Consultation	
	Guidelines For Major Project Community Consultation, (NSW Department of Planning, 2007) http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20GuideMajProjComConsult%20BRO.pdf
Bushfire	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
Contamination and Soils	
	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
	NSW Acid Sulfate Soil Management Advisory Committee - Acid Sulfate Soil Manual (ASSMAC, 1998).
Environmental Management Systems	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)

Aspect	Policy /Methodology
Heritage	
Aboriginal	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
Non-Indigenous	Assessing Heritage Significance Update for Heritage Manual, NSW Heritage Office, 2000
	Statements of Heritage Impact, NSW Heritage Office 2002
	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)
Safety and Hazards	
	Electrical Safety Guidelines (Integral Energy)
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	Water quality guidelines for the protection of aquatic ecosystems for upland rivers. (ANZECC, 2000)
	Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
Effluent Reuse	Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
	Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007)
Groundwater	NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2)
	NSW State Groundwater Quality Protection Policy (DLWC 1998)
	NSW Groundwater Dependent Ecosystem Policy (DLWC 2000)
Stormwater	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
Waterways	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
	Guidelines for controlled activities: http://www.water.nsw.gov.au/Water-Licensing/Approvals/Controlled-activities/default.aspx
Wetlands	NSW Wetlands Management Policy (DLWC 2000)
Service Stations	
	Environmental Action for Service Stations (DEC, February 2007)

