



NSW GOVERNMENT
Department of Planning

Contact: Verity Humble-Crofts
Phone: 02 9228 6523
Fax: 02 9228 6366
E-mail: verity.humble-crofts@planning.nsw.gov.au

Our ref: MP 05_0010
Your ref:
File: 9040165

Mr Barrie Frost
Tathra Hotel Pty Ltd
PO Box 1536
Gosford NSW 2250

Dear Mr Frost,

Subject: Director General's Requirements for the Environmental Assessment of Proposed Extension of the Tathra Motel, Bega Street, Tathra (MP 05_0010)

The Department has received your application for the proposed Extension of the Tathra Motel, Bega Street, Tathra (Major project: MP 05_0010).

I have attached a copy of the Director General's requirements (DGR's) for environmental assessment of the project. These requirements have been prepared in consultation with the relevant government agencies including Council.

It should be noted that the Director-General's requirements 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.

Attachment 1 outlines the required documents to accompany the Environmental Assessments.

You should 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;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessments that will be required.

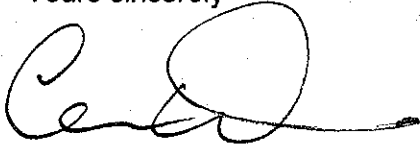
Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. The Department will consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment 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.

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance, it will require an additional approval under the

Commonwealth Environment Protection Biodiversity Conservation Act 1999 (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (02 6274 1111 or www.deh.gov.au).

If you have any enquiries about these requirements, please contact Verity Humble-Crofts on 02 9228 6523 or via e-mail at verity.humble-crofts@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C. Wilson', with a long horizontal flourish extending to the right.

5. 8. 06

Chris Wilson

**A/ Executive Director
as delegate for the Director General**

Director-General's Requirements

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

Application number	05_0010
Project	Extension of the Tathra Motel Hotel by construction of an additional 20 motel units in a separate wing and alteration to the lot boundary between Lots 30 DP 606559 and 31 DP 600836.
Location	8-12 Bega Street, Tathra
Proponent	Tathra Hotel Pty Ltd
Date issued	5 June 2006
Expiry date	5 June 2008
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project including: <ul style="list-style-type: none"> (i) need for the project; (ii) 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; (iii) if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts; (iv) details of the maximum number of units and floor space; (v) any development options and alternatives considered; • a thorough site analysis; • consideration of all relevant statutory and non-statutory provisions and requirements, in particular relevant provisions of all applicable Environmental Planning Instruments, Regional Strategies (including drafts) and Development Control Plans (including drafts), and guidelines or draft guidelines issued by the Department of Planning or other State government agencies (as applicable); • a detailed assessment of the potential impacts and mitigation measures associated with the project; • a consideration of any issues raised during consultation; • how you have identified the environmental impacts of the development; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures • 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; • 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 issues have been addressed.
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Statutory and Other Requirements All relevant legislation and planning provisions applying to the site; 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 staging, if any. 2. Cumulative Impacts – Address cumulative impacts, having regard to the proposed development; and existing, approved and proposed development within 5km radius of the subject site, on infrastructure services including water supply, electricity, waste disposal and gas; traffic, and social infrastructure in consultation with service providers and Council;

RTA, Department of Health and Department of Education.

3. Design, Visual Impacts and Design Quality Principles

3.1. Address *NSW Coastal Policy 1997*; and *Coastal Design Guidelines for NSW 2003*. Address visual impact and amenity including cumulative visual impact of the project in the context of adjoining development, impact on any heritage item (on-site, adjoining and adjacent the site) and its setting, presentation and building mass as viewed from public reserve areas and to the streetscape. Address the visual impact of the development as viewed from the water, including details of how the bulk of the development will be softened, for example through suitable landscaping. Address consistency with the character of development in the locality, specifically how the existing and proposed sections of the development are to be architecturally integrated and complimentary. Detail density; street frontage; scale; built form including roof form; aesthetics; energy and water efficiency; safety; public access to the coast; and provision of public precinct, open space and recreational areas. Address amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas. Visual aids such as scale model and/or photomontages must be used to demonstrate visual impacts. Demonstrate that the proposed building setback does not have unacceptable level of impacts on privacy, views and overshadowing.

3.2. Identify any view corridors and provide comment on the potential impact (if any) on views currently enjoyed from the adjoining residence at Lot 32 DP 600836. Relative levels (RLs to AHD) of the rear balcony of this building are required.

3.3. Provide details of future stages including conceptual design; infrastructure framework; and indicative FSR, site coverage, heights and built form.

3.4. Provide a report from a qualified energy consultant certifying that the design of the building incorporates best practice environmental outcomes for water, energy and sustainability.

4. Heritage

Demonstrate an appropriate level of heritage assessment, including preparation of a heritage impact statement (HIS) prepared by a suitably qualified and practicing heritage advisor for the subject site that makes an assessment of the heritage value of the existing Tathra Hotel (adjacent to the Motel) and provides an assessment of the impact of the proposed development on the heritage item. The HIS must be prepared in consultation with the NSW Heritage Office's *Statement of Heritage Impacts* (Table 1) if required by the Heritage Office and the provisions of the *Bega Valley Local Environmental Plan 2003* in so far as it relates to items of heritage significance.

5. Traffic Impacts (Construction and Operational)

5.1 Demonstrate compliance with Bega Valley Shire Council and RTA's traffic and car parking codes; prepare a detailed Traffic Impact Study (TIS) in accordance with Table 2.1 of the RTA's *Guide to Traffic Generating Developments*. The TIS must identify suitable treatments required to ameliorate any traffic impacts and safety impacts associated with the development, including identification of pedestrian movements and appropriate treatments.

5.2 The traffic study must address the proposed location of the car parking spaces adjacent to the proposed right of carriageway, the impact of cars reversing into the carriageway serving the Tathra Hotel and demonstrate a more appropriate traffic management outcome to separate traffic movements and parking of the Hotel and Motel.

6. Flora and Fauna Impacts

Provide an assessment by an arborist indicating the health of the mature

	<p>Norfolk Pine located on the Motel site and the impact of the proposed development, including during construction, on the tree.</p> <p>7. Impacts on Water Quality and Soil Erosion Address existing and proposed capacity of sewerage infrastructure to accommodate the development. Address and recommend appropriate sediment and erosion control regime during and post-construction.</p> <p>8. Noise Impacts Demonstrate that the proposal will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts (including traffic noise) on amenity in the locality.</p> <p>9. Land Delineation Provide details of the proposed method of delineation between the private land of the Motel and the adjoining public reserve to prevent encroachment of private uses into the public reserved land.</p> <p>10. Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for electricity, waste disposal, telecommunications and gas. Identify staging, if any, of infrastructure works.</p> <p>11. Waste Management Address demolition and construction wastes that may be generated - likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements.</p> <p>12. Provision of Public Services and Infrastructure Address provision of public services and infrastructure having regard to the Council's <i>Section 94 Contribution Plan</i>.</p> <p>13. Social and Economic Context Address the social and economic context of the development in terms of infrastructure requirements, access, community services and facilities; and staging and monitoring of infrastructure works.</p> <p>14. Tourism Assess extent of expected tourist uses. Demonstrate adequate provision and capacity of services and facilities including recreational areas and traffic capacity to meet peak demand.</p> <p>15. Matters of National Environmental Significance Address impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p> <p>16. General Environmental Risk Analysis Undertake environmental risk analysis to identify environmental impacts associated with construction and operation of the project; recommend mitigation measures and potential significant residual environmental impacts after application of the mitigation measures.</p>
Consultation	<p>During the preparation of the Environmental Assessment, you must consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular you must consult with;</p> <ul style="list-style-type: none"> • Bega Valley Council; • Catchment Management Authority; and • the local community. <p>The consultation process and the issues raised should be described in the Environmental Assessment</p>
Deemed refusal period	<p>Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the proponent's Environment Assessment period for the project.</p>

Electronic publishing of the Environmental Assessment

Electronic documents presented to the NSW Department of Planning for publication via the Internet will need to meet certain 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.

ATTACHMENT 1

DOCUMENTS TO ACCOMPANY THE ENVIRONMENTAL ASSESSMENT FOR THE PROJECT APPLICATION

Plans of the development	<p>As a minimum, you will be required to submit the following plans, architectural drawings and diagrams of your proposal (as applicable):</p> <p>As a minimum, you will be required to submit the following plans, architectural drawings and diagrams of your proposal:</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 scale and show: <ul style="list-style-type: none"> • the location of the land, the measurements of the boundaries of the land, the size of the land and which direction is north; • existing significant vegetation, built and topographic features; • the existing levels of the land in relation to buildings and roads; and • location and height of adjacent buildings and private open space. 2. A locality plan drawn to 1:5000 scale should be submitted indicating: <ul style="list-style-type: none"> • 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 <p>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.</p> 3. The architectural drawings are to be drawn to scale and show: <ul style="list-style-type: none"> • the location of any building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • the floor plans of the proposed buildings indicating apartment location, layout, size and orientation; • the location and size of vertical and horizontal circulation of lifts, stairs and corridors; • fenestrations, balconies and other features; • communal facilities and servicing points; • the height of the proposed development in relation to the land; • any changes that will be made to the level of the land by excavation, filling or otherwise; • the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground; • parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site. 4. The shadow diagrams are to show solar access to the site and adjacent properties, at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday, 3.00 pm and 6.00 pm. 5. Other plans including: <ul style="list-style-type: none"> • view analysis (artists impression, photomontages, etc) of the proposed development in the context of the surrounding development; • detailed sections of the proposed facades; and • coloured elevations of the proposed buildings drawn to the same scale as the architectural drawings will be required for exhibition and assessment purposes. 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. 6. A water and sewer mains plan showing the location of existing and proposed water and sewer mains. 7. A proposed stormwater drainage plan showing details of temporary controls to be installed during construction of the development. 8. A sediment and erosion control plan showing temporary controls to be installed during construction of the development. 9. A cut and fill plan showing areas subject to cut/fill and the depths of both cut and fill, including measures to be taken to retain both are to be indicated. 10. a signage strategy should the proposal include seeking approval for signage.
---------------------------------	--

Specialist advice	<p>Specialist advice, prepared by a suitably qualified person, will be requested to support your Environmental Assessment including, but not limited to, the following (as applicable):</p> <ul style="list-style-type: none"> • BCA compliance; • traffic; • heritage (if applicable); • hazardous material presence (and details of removal during demolition if present) (if applicable); • geotechnical and hydrogeological; • contamination in accordance with the requirements of SEPP 55; and • Acid Sulphate Soil Management Plan demonstrating compliance with ASSMAC guidelines (if applicable).
Documents to be submitted	<ul style="list-style-type: none"> • 10 copies of the Environmental Assessment; • 10 sets of architectural and landscape plans to scale, including set 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; and • 1 built to scale model (scale 1:500) showing the subject site and a context of no less than 100 metres around the site.