

ANNEXURE 1

Director General's Environmental Assessment Requirements

NSW GOVERNMENT
Department of Planning

Mr David Bowman
Elderslie Property Investments Pty Ltd
GPO Box 3492
NORTH SYDNEY NSW 2000

7 July 2006

Contact: Paulina Hon
Phone: (02) 9228 6106
Fax: (02) 9228 6366
Email:
paulina.hon@planning.nsw.gov.au
Our ref: 05_0016
Your ref:
File: 9040183
G:\MDAU\Urban
Assessments\Applications\2005\Part
3A\Coastal\05_0016 -
PrincesHwyDolphin Point - 130
lot\IC_Correspondence\Proponent\Letter -
EA requirements 230306.doc

Dear Mr Bowman,

Subject: Major Project Application 05_0016 – Use Residential, Commercial and Recreational Development at Lot 1 DP 1045990 and Lot 72 DP 1073600, Princes Highway, Dolphin Point (Stages 2-5) – Status of Environmental Assessment

You have advised the Department that you will be shortly lodging an Environmental Assessment for the above application. Please be advised of the following requirements, as outlined in the table below:

Application Fee required at Environmental Assessment Lodgement	A total fee of \$ 20,338 is due at lodgement of the Environmental assessment. This comprises the total application fee (minus \$500 already paid at Major Project Application stage) and an advertising fee (\$913 including \$83 GST).
Consultation and Public Exhibition Arrangements	The Environmental Assessment (EA) will be referred to relevant agencies for comment. You will be notified within 21 days if further information is required. The EA exhibition period will be 30 days. Exhibition will commence only when the EA is accepted as being satisfactory.

If you have any questions concerning any of the above matters or information required for the Preliminary Assessment, please contact Paulina Hon on (02) 9228 6106 or via e-mail to paulina.hon@planning.nsw.gov.au.

Yours sincerely

Heather Warton
A/Director
Urban Assessments



NSW GOVERNMENT

Department of Planning

Mr David Bowman
Elderslie Property Investments Pty Ltd
GPO Box 3492
SYDNEY NSW 2000

Contact: Paulina Hon
Phone: (02) 9228 6106
Fax: (02) 9228 6540
Email: paulina.hon@planning.nsw.gov.au
Our ref: 05_0016
Your ref:
File: 9040183

Dear Mr Bowman,

Subject: Mixed Use Residential, Commercial and Recreational Development at Lot 1 DP 1045990 and Lot 72 DP 1073600, Princes Highway, Dolphin Point (Stages 2, 3 & 5)

I refer to your request to amend the Major Project Application MP 05_0016 for a Mixed-use Residential, Commercial and Recreational Development at Dolphin Point to incorporate Stages 2, 3 and 5 in correspondence dated 2 March 2006. The Minister has authorised a Concept Plan for Stages 2, 3 & 5 of the project to be submitted for the proposal pursuant to Section 75M of the *Environmental Planning and Assessment Act 1979* ("the Act").

The Director-General's Environmental Assessment Requirements (DGEARs) for the environmental assessment (EA) of the amended project for a Concept Plan for Stages 2,3 and 5 and a concurrent Project Application for Stages 2 and 3 are attached to this correspondence at Attachment 1. Please note that these DGEARs supersede the previous requirements provided in correspondence from the Department dated 18 February 2006. A list of some relevant technical and policy guidelines which may assist in the preparation of this Environmental Assessment are at Schedule 1 to this Attachment.

It should be noted that the DGEARs have been prepared based on the information provided to date. Under section 75F(3) of the *Environmental Planning and Assessment Act 1979* ("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.

The Department is aware that Shoalhaven City Council has resolved, pursuant to Section 54 of the Act, to prepare a draft local environmental plan to rezone the portion of the site known as Stage 3 from 6(b) Open Space (private) [deferred Residential 2(c)] to 2(c) [Residential "C" (Living Area)] under the Shoalhaven Local Environmental Plan 1985. Having regard to this Draft Local Environmental Plan process, the Department will not exhibit the EA for the project, pursuant to s75H of the Act, or further consider Stage 3 of the Project, until a Section 65 Certificate under the Act has been issued for the proposed Draft Local Environmental Plan.

It would be appreciated if you would 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;
- 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.

Schedule 2 to this Attachment lists the relevant plans and documents which are likely to be required upon submission of your proposal, however, this should be confirmed with the Department prior to lodgement.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGEARs. The Department may consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGEARs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

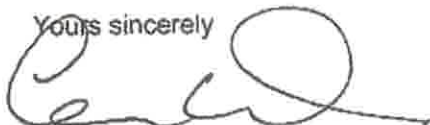
Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

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 (6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Paulina Hon ((02) 9228 6106, paulina.hon@planning.nsw.gov.au).

Yours sincerely

6.7.06



Chris Wilson
A/ Executive Director
As delegate for the Director-General

cc: Mr Peter Le Bas (The Turnbull Group)

Attachment 1 Director-General's Requirements

Section 75F of the Environmental Planning and Assessment Act 1979

Application number	05_0016
Project	<p>Proposed Residential Subdivision and Passive Open Space at Princes Highway, Dolphin Point</p> <p>(1) Concept Plan Application: A concept plan approval is sought for stages 2, 3 and 5, involving approval of the following key design parameters: land use, indicative building heights, site coverage, FSR, setbacks; vehicle access, pedestrian through site linkages and public domain works.</p> <p>The application proposes the following:</p> <ul style="list-style-type: none"> • Stage 2 - residential subdivision (approx. 130 lots); • Stage 3 - residential subdivision (approx. 20 lots); and • Stage 5 - passive open space. <p>Stage 1 was approved prior to SEPP 71. Rezoning for Stage 3 is currently being processed by Shoalhaven City Council. Stage 4 requires rezoning and is excluded from the current application.</p> <p>(2) Project Application: Further approval is sought for Stages 2 and 3 by way of two additional Project Applications, for each stage, for site preparation works and subdivision of the site into residential allotments in accordance with the intended construction stages.</p>
Location	Lot 1 DP 1045990 and Lot 72 DP 1073600, Princes Hwy, Dolphin Point
Proponent	Elderslie Property Investments Pty Ltd
Date issued	6 July 2006
Expiry date	6 July 2008
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • An executive summary; • An outline of the project scope (for Stages 2, 3 and 5) and a detailed description of the project applications for (Stages 2 and 3) including:- <ul style="list-style-type: none"> (i) Any development options; (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) Outline of the staged implementation of the project (if applicable); • A thorough site analysis and description of existing environment; • Consideration of any relevant statutory and non-statutory requirements, in particular relevant provisions of Environmental Planning Instruments, Draft Regional Strategies and Development Control Plans as well as impacts, if any, on matters of national environmental significance under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999; • 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; • 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	<p>Part A: Key Issues to be addressed in the Concept Plan Application</p> <p>Environmental Assessment for Stages 2, 3 and 5</p> <p>1. Rezoning and Proposed Development Mix</p> <p>1.1. Rezoning is required for Stages 3. Provide justification for any required rezoning and evidence that a Section 65 Certificate has</p>

been issued. Having regard for the existing zoning, provide a description of the proposed development mix and justification of any inconsistencies to the current zoning.

2. Potential Development on Adjoining Site (Lot 171 DP 1081810, Highview Drive, Dolphin Point)

2.1. The EA should consider the implications on the project of two development options for the adjoining site (Lot 171 DP 1081810 Highview Drive, Dolphin Point i.e. whether the site is developed or remains undeveloped. The impacts of the two development scenarios on traffic, vehicular access and bushfire issues should be addressed.

3. Staging of the Development

3.1. The EA should identify how the proposal relates to the existing and proposed future stages to ensure an integrated and holistic approach to environmental management, threatened species conservation and the preservation of Aboriginal cultural heritage.

4. Public Open Space

4.1. The concept plan application must elaborate on Stage 5 of the development proposed for Public Open Space, including the provision of landscaping principles and concept plan for Stage 5.

4.2. The EA should provide a commitment to the staging and timing of development of Stage 5 to ensure its availability for use, which is to be co-ordinated with the development and occupation of the residential components of Stage 2 and 3.

4.3. Address the proposed long term ownership and management of the Stage 5 public open space, including the potential for the area to exist under a long term community title.

5. Traffic Impacts (Construction and Operational)

5.1. Demonstrate compliance with relevant Council and RTA traffic and car parking codes;

5.2. Prepare a detailed Traffic Impact Study in accordance with Table 2.1 of the *RTA Guide to Traffic Generating Developments* including intersection modelling at the junction of the Princes Highway and Wallaroy Drive and the junction of the Princes Highway and Dolphin Point Road. The aaSIDRA program must be used for the modelling and shall consider: AM and PM peak volumes; holiday peak volumes; existing traffic volumes with and without development; 10 year projected volumes with and without the development; and identify suitable treatments to ameliorate any traffic and safety impacts associated with the development, such as identification of pedestrian movements and appropriate treatments.

6. Urban Design, Visual Impact and Sustainability

6.1. The concept plan for the development shall be prepared in collaboration with an adjoining proposed subdivision at Lot 171 DP 1081810 Highview Drive, Dolphin Point. A suitable level of consultation is required and should be documented in the EA.

6.2. The concept plan should address *Coastal Design Guidelines for NSW, NSW Coastal Policy 1997* and *SEPP 71*, in particular: aesthetics; built form; energy and water efficiency; safer by design principles; relationship to surrounding areas; visual impacts from public locations; provision of public precinct, open space and recreational areas; pedestrian and bicycle movement to, within and through the site; and public access to the coast. Visual aids such as scale model and photomontage must be used to demonstrate visual impacts.

6.3. Amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas must be addressed.

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

7. Impact on Infrastructure (Sewerage and Water)

7.1. Demonstrate the existing sewerage system's capability to support the development taking into account Ulladulla Sewage Treatment System Environment Protection Licence (No 446) and Licensing Guidelines

for Sewage Treatment Systems (EPA, 2003).

- 7.2. Demonstrate the capacity of existing sewerage and water reticulation systems to support the development. Ensure that any proposal submitted integrates with Shoalhaven City Council's Development Servicing Plan for Water Supply Services and for Sewerage Services.

8. Bushfire

- 8.1. Address the requirements of *Planning for Bush Fire Protection 2001* (RFS), including adequate egress/access to the site, and development and maintenance of asset protection zones;
- 8.2. Address the ability to site and provide for adequate future water supplies for bushfire suppression operations.
- 8.3. Address construction of assets in accordance with *Australian Standard 3959 - Building in Bushfire Prone Areas*.
- 8.4. Address future management of any areas of hazard remaining, including natural areas and buffers zones.

9. Drainage, Hydrological Regime and Flooding

- 9.1. The EA must include a Stormwater/Hydraulics report addressing drainage issues in accordance with Shoalhaven Planning Policy No.1 Development Guidelines - For Certain Residential 2c Zoned Land (Milton-Ulladulla). Consideration should be given to the natural drainage lines of the site with respect to the subdivision layout.
- 9.2. Establish if the site is flood liable. If so, establish appropriate flood planning levels for the site using update flooding data.
- 9.3. Address issues associated with changes in the hydrological regime of the catchment as a result of the development.

10. Impacts on Water Quality and Sedimentation Control

- 10.1. Address potential impacts on quality of surface and groundwater; relevant Statement of Joint Intent established by the Healthy Rivers Commission; demonstrate an acceptable level of water quality protection with respect to Water Quality and River Flow Interim Environmental Objectives detailed in Clyde River and Jervis Bay Catchments. Conduct an assessment of the accumulative impact on Burrill Lake from both a public health (impact on oyster leases) and environmental health perspective. Details of pollution controls to be provided for both during and after construction.

11. Impacts on Waterways and Estuary Management

- 11.1. Demonstrate consistency with objectives of the *Rivers and Foreshores Improvements Act 1948*, *NSW State Rivers and Estuaries Policy*, *NSW Estuary Management Policy* and the *Burrill Lake Estuary and Catchment Management Plan*. This shall include provision of native vegetation riparian zones adjacent to watercourses or wetlands; development of management strategies and actions including the use of water sensitive urban design, assessment of the capacity of the existing sediment basin to service the proposed subdivision, implementation of best practice erosion and sedimentation controls, use of suitable stormwater management provisions to protect the Dolphin Point wetland and maintenance of vegetative buffers and sensitive habitats.

12. Impacts on Threatened Species and Corridors

- 12.1. Provide a Flora and Fauna study to address the indirect impacts of the development on threatened species and their habitats, such as the threatened orchid (*Cryptostylis hunteriana*).

13. Contaminated Land and Acid Sulfate Soils

- 13.1. Identify the presence and extent of acid sulfate soils on the site and appropriate mitigation measures, in accordance *Acid Sulfate Soil Manual* by ASSMAC. Identify any areas of contamination on the site and appropriate mitigation measures.

14. Aboriginal Cultural Heritage Values

- 14.1. An Independent Archaeology report must be included in the Environmental Assessment. Address and document information requirements set out in the draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation*.

	<p>Key Issues to be addressed in the Project Application Environmental Assessment (Stages 2 & 3 – Residential Subdivision)</p> <p>15. Compliance with the Concept Plan</p> <p>15.1. The EA must demonstrate consistency with all Environmental Assessment requirements as detailed above for the Concept Plan for Stages 2, 3 and 5.</p>
Consultation	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the EA:</p> <p>a) Agencies or other authorities:</p> <ul style="list-style-type: none">• NSW Department of Planning – South Coast Regional Office;• Southern Rivers Catchment Management Authority;• NSW Department of Natural Resources;• NSW Roads and Traffic Authority;• NSW Rural Fire Service;• NSW Department of Environment and Conservation;• Shoalhaven City Council;• Shoalhaven Water; and• Local Aboriginal Land Council; <p>b) Public:</p> <ul style="list-style-type: none">• 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 EA.
Deemed refusal period	<p>Under clause 8E(2) of the Environmental Planning and Assessment Regulation 2000, the applicable deemed refusal period is 120 days from the end of the proponent's Environment Assessment period for the project as the project involves a complex environmental assessment and approval process.</p>

Schedule 1 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 Guidelines for Threatened Species Assessment (DEC, 2004)
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (DEC, Dec, 2004) <i>Draft</i>
	Guidelines for Development Adjoining Department of Environment and Conservation Land (DEC)
	National Parks and Wildlife Service Atlas of NSW Wildlife Data, GIPSICAM
Bushfire	
	Planning for Bushfire Protection 2001 (NSW Rural Fire Service)
	<i>Australian Standard 3959 – Building in Bushfire Prone Areas</i>
Coastal Planning & Water Bodies	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast (Department of Urban Affairs & Planning, 1997)
	Integrated Water cycle Management Guidelines for NSW Local Utilities, Oct 2004
	Water Sensitive Planning Guide - for Sydney Region, WSUD, 2003
	Coastal Design Guidelines for NSW, Coastal Council, March 2003
	Coastal Dune Management (DLWC, 2001)
	Rehabilitation Manual for Australian Streams (Land and Water Australia (Aust Govt) - Land and Water Resources Research and Development Corporation, May 2000)
	NSW Wetlands Management Policy (DLWC, March 1996)
	NSW State Rivers Policy
	NSW Estuary Management Manual (DLWC, 1992)
	Constructed Wetlands Manual (DLWC, 1998)
Community Consultation	
	Community Involvement Practice Notes and Resource Manual (RTA, 1998)
	Best Practice Community Consultation and Involvement (Commonwealth Department of Environment and Heritage, 1995)
Heritage	
	Draft guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, July 2005)
	NPWS Aboriginal Cultural Heritage Standards and Guidelines Kit - Working Draft (NPWS, September 1997)

Aspect	Policy /Methodology
	Protecting Aboriginal Objects and Places - Interim Guidelines for Community Consultation (DEC 2005)
Noise & Vibration	Environmental Noise Control Manual (EPA, January 2000)
Safety, Security & Risk Assessment	Crime Prevention and the Assessment of Development Applications (PlanningNSW, April 2001)
	Multi-Level Risk Assessment Guidelines (Department of Urban Affairs & Planning, 1999)
	Best Practice in Environmental Risk Management (Commonwealth Department of Environment & Heritage, 1999)
	Guideline for Application for Subsidence Management Approvals (DPI)
Soils & Contamination	Acid Sulfate Soil Manual (Acid Sulfate Soils Management & Advisory Committee [ASSMAC], 1998; published by DUAP)
	Managing Land Contamination: Planning Guidelines SEPP 55 - Remediation of Land, Department of Urban Affairs & Planning and the Environment Protection Authority 1998.
	Contaminated Land: Planning Guidelines for Contaminated Land, Department of Urban Affairs and Planning and the NSW EPA, October 1995.
Traffic, Transport & Pedestrian & Cyclist Facilities	Guide to Traffic Generating Developments (RTA, 1993)
	RTA Road Design Guide (RTA, 1996)
	Planning Guidelines for Walking and Cycling (DIPNR & RTA, December 2004)
Waste	Environmental Guidelines: Use of Effluent by irrigation (DEC, October 2004)
Water	
Water Quality	Australian & New Zealand Guidelines for Fresh & Marine Water Quality (Australian & New Zealand Environment & Conservation Council (ANZECC), October 2000)
	Coastal Lakes: Independent Inquiry into Coastal Lakes (Healthy Rivers Commission, April 2002)
	Various inquiries and Statements of Intent for Coastal Lakes (Healthy Rivers Commission, 200- 2002)
	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
	Marine Water Quality Objectives for NSW Ocean Waters (DEC, 1999)
	Water Quality and River flow Objectives (DEC, 2000)
	Licensing Guidelines for Sewerage Treatment Systems (EPA, July 2003)
	Water Quality Guidelines for the protection of Aquatic Ecosystems for Upland Rivers (ANZECC, 2000)
Flooding & the Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
	Restoring the Balance: Guidelines for Managing Floodgates and Drainage Systems on Coastal Floodplains (DPI, 2003)
Groundwater	NSW Groundwater Policy Framework Document - General (DLWC, 1997)

Aspect	Policy /Methodology
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)
Stormwater	Managing Urban Stormwater: Construction Activities (EPA, 1988)
	Water Sensitive Planning Guide - for Sydney Region, WSUD, 2003
	Managing Urban Stormwater: Source Control (DEC, 1998)
	Managing Urban Stormwater: Treatment Techniques (DEC, 1998)
	Australian Rainfall and Runoff (Institution of Engineers, revised edition 1997)
	Draft Australian Runoff Quality (Institution of Engineers, 2003)
	Better Drainage: Guidelines for the Multiple Use of Drainage System (PlanningNSW, 1993)
Water Management	National Water Initiative (Council of Australian Governments, June 2004)
	Best Practice in Water Management (Commonwealth Department of Environment and Heritage, 1999)

Schedule 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 the **Concept Plan application for Stages 2,3 and 5:**

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. 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).
3. 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
 - 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.
4. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
5. The Subdivision Concept plans are to show the following:-
 - General dimensions of proposed and/or existing allotments;
 - Location of all structures proposed and retained on site;
 - North point;
 - Name of the road fronting the site;
 - Vegetation retention;
 - Approximate access points;
 - Type of subdivision proposed (Torrens, strata and/or community title).
6. Stormwater Concept Plan - illustrating the overall concept for stormwater management from the site;
7. Infrastructure Plan - illustrating the overall concept for infrastructure provision on the site primarily sewerage and water supply.

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for the **Project Application for Stage 1:**

1. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
2. Detailed Subdivision layout plans to illustrate the following:-
 - All measurements of proposed and existing allotments;

	<ul style="list-style-type: none"> • Location of all structures both proposed and retained on site; • North point; • Name of the road fronting the site and other surrounding major roads; • Title showing the description of the land with lot and DP numbers etc; • Vegetation retention; • Access points; • Any easements, covenants or other restrictions either existing or proposed on the site; • Type of subdivision proposed (Torrens, strata and/or community title). <p>3. Stormwater Plan - illustrating the concept for stormwater management of 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. This Plan must demonstrate the 5% Annual Exceedance Probability (AEP) (20yr) and 20% AEP (5yr) storm events for the developed site are restricted to pre-developed flows.</p> <p>4. 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;</p> <p>5. Landscaping 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);</p> <p>6. Waste Management Plan - where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided;</p> <p>7. Construction Management Plan - a plan which outlines traffic and pedestrian management during construction</p>
Specialist advice	<p>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:</p> <ul style="list-style-type: none"> • Flora and Fauna; • Bushfire; • Traffic; • Landscaping; • Geotechnical and/or hydrogeological (groundwater); • stormwater/drainage; • Urban Design/Architectural; • Contamination in accordance with the requirements of SEPP 55; • Acid Sulphate Soil Management Plan; • On-site effluent disposal; • BCA compliance.
Documents to be submitted	<ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment; • 3 sets of architectural and landscape plans (full size and to scale); • 10 sets of architectural and landscape plans at A3 size (to scale) to be included in the Environmental Assessment document; and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> • 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.

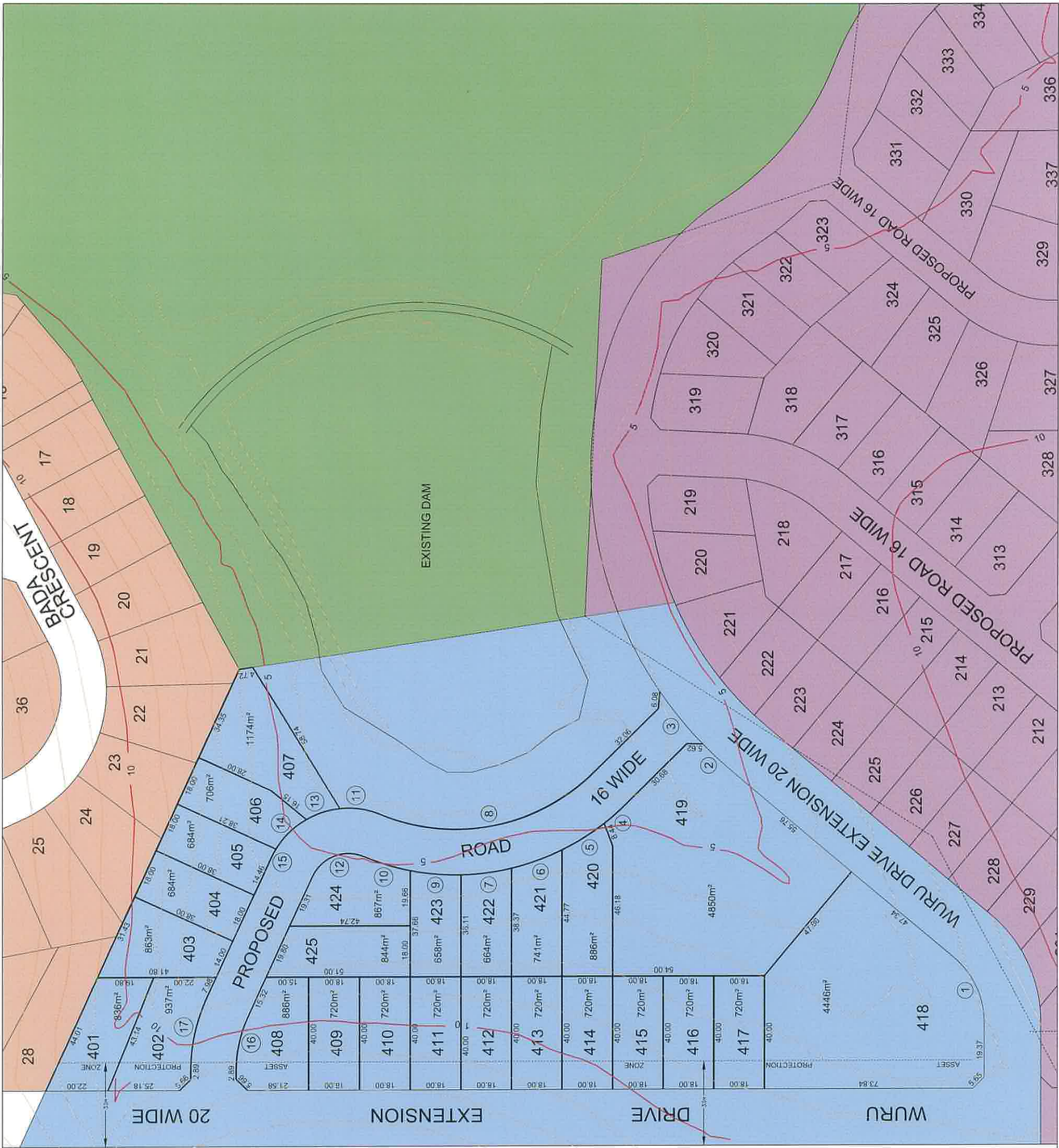
Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.

ANNEXURE 2

Proposed Subdivision Layout for the Project Application for Stage 2

ANNEXURE 3

Proposed Subdivision Layout for the Project Application for Stage 3



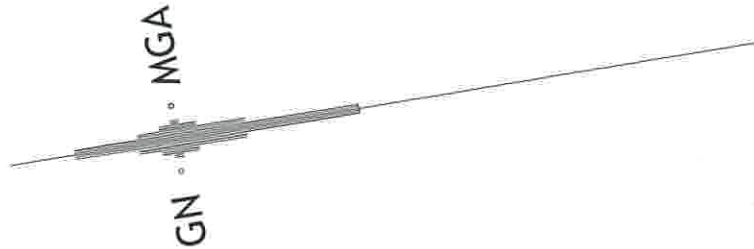
AREA CONSERVATION STATE BARNUNJ

SCHEDULE OF CURVED BOUNDARIES

Line	Arc	Radius
1	26.155	30
2	13.775	140
3	24.07	140
4	10	86
5	17.61	86
6	19.145	86
7	18.175	86
8	81.72	70
9	18.1	86
10	17.365	86
11	14.815	30
12	21.475	14
13	12.52	30
14	15.13	30
15	3.55	30
16	19.765	45
17	26.865	62

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 5

APPROXIMATE ZONE BOUNDARY



REF. No. U11840G
U11840G SHEET4.DWG
ISSUE C
SHEET 4 OF 4 SHEETS

INDICATIVE LOT LAYOUT FOR STAGE 3 SUBDIVISION
DOLPHIN POINT CITY OF SHOALHAVEN

RYGATE & WEST
(ULLADULLA) ABN 21 643 068 850
CONSULTING SURVEYORS, PLANNERS,
ROAD & DRAINAGE ENGINEERS
P.O. BOX 107, ULLADULLA N.S.W. 2539 DX 5534
266 GREEN STREET PH 02 44642137 FAX 02 44529116
email - mail@rygateandwest.com.au

REDUCTION RATIO 1000 @ A2
DATUM: AHD
CONTOUR INTERVAL: 1m
ORIGIN: RL
DATE OF PLAN: 7th JULY 2007

SURVEY
DESIGN
DRAWN
CHECKED

BY
DATE

AMENDMENTS

ANNEXURE 4

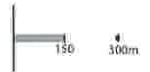
Urban Design Review Identifying Environmental Constraints in Stage 5

DOLPHIN POINT

URBAN DESIGN REVIEW
STAGE FIVE

DOLPHIN POINT
STAGE FIVE : 17 OCTOBER 2006

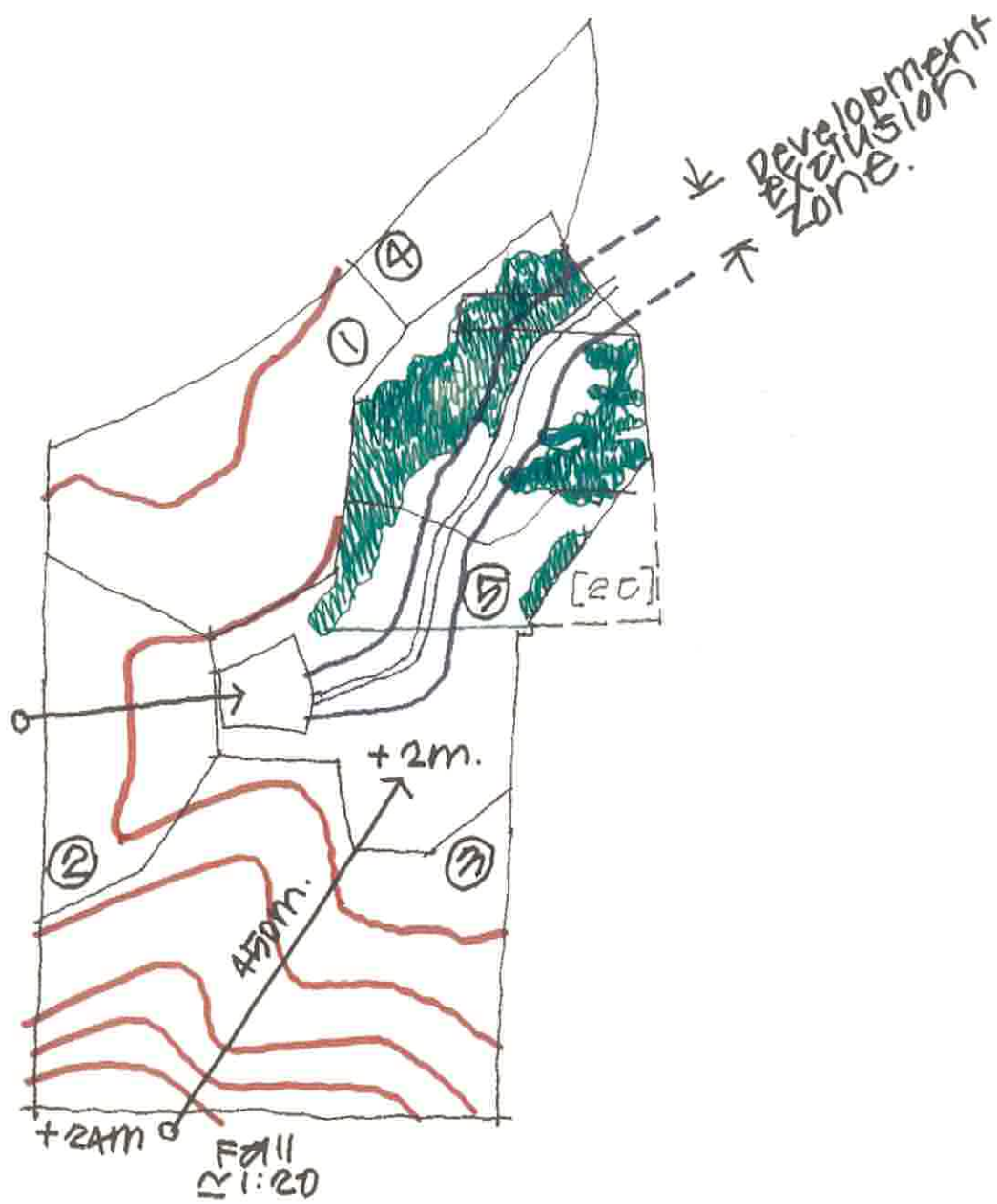
urbis jhd



This Urban Design document provides "snapshots" of the issues, opportunities and potential design direction for development at Dolphin Point, stage 5.

It is not intended as a planning or policy review document, but is simply an Urban Design Review.

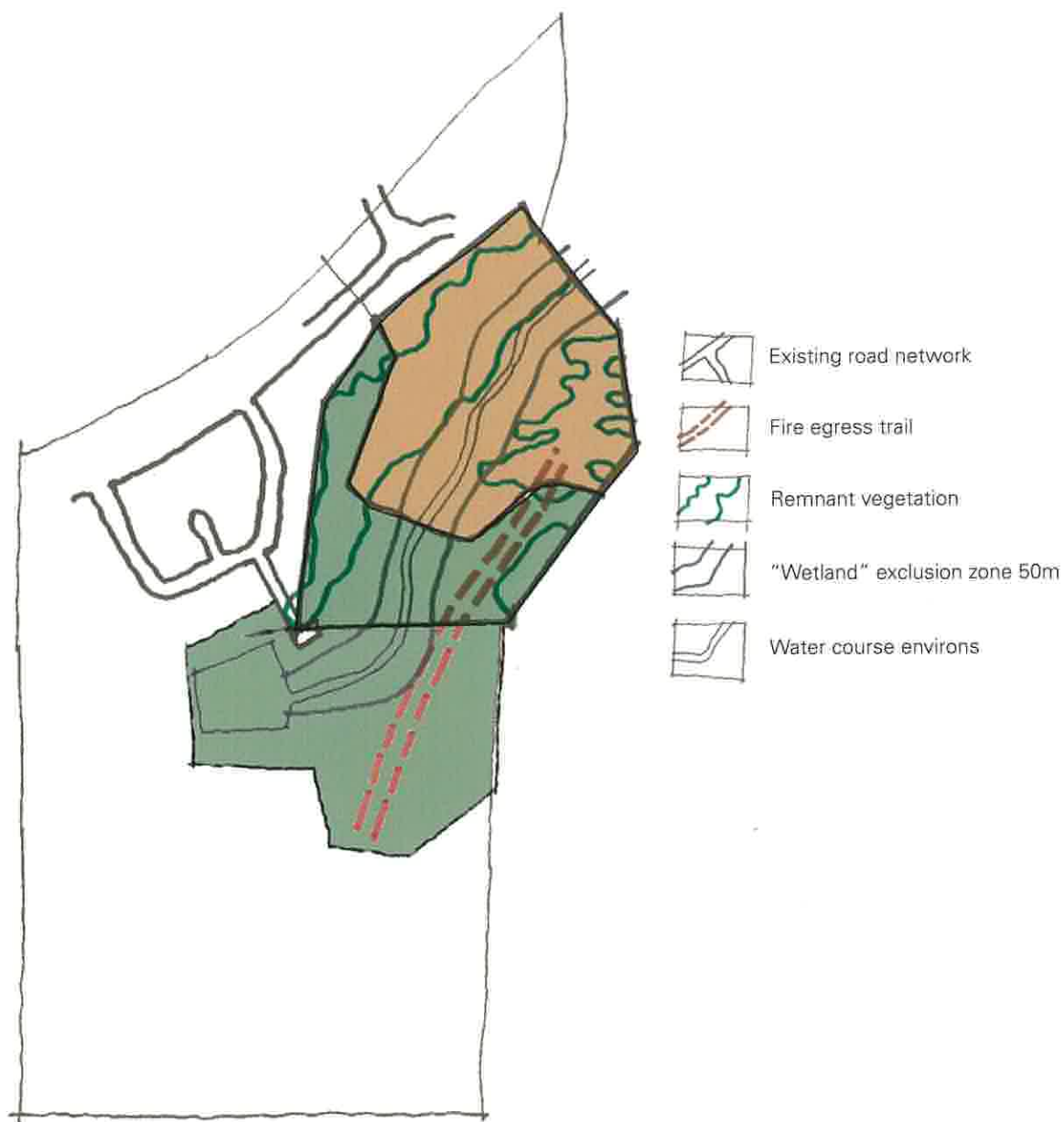
The principal objective of this Review is to recognise environmental constraints and define potential "development parcels" on stage 5 land at Dolphin Point.





 Approved: _____

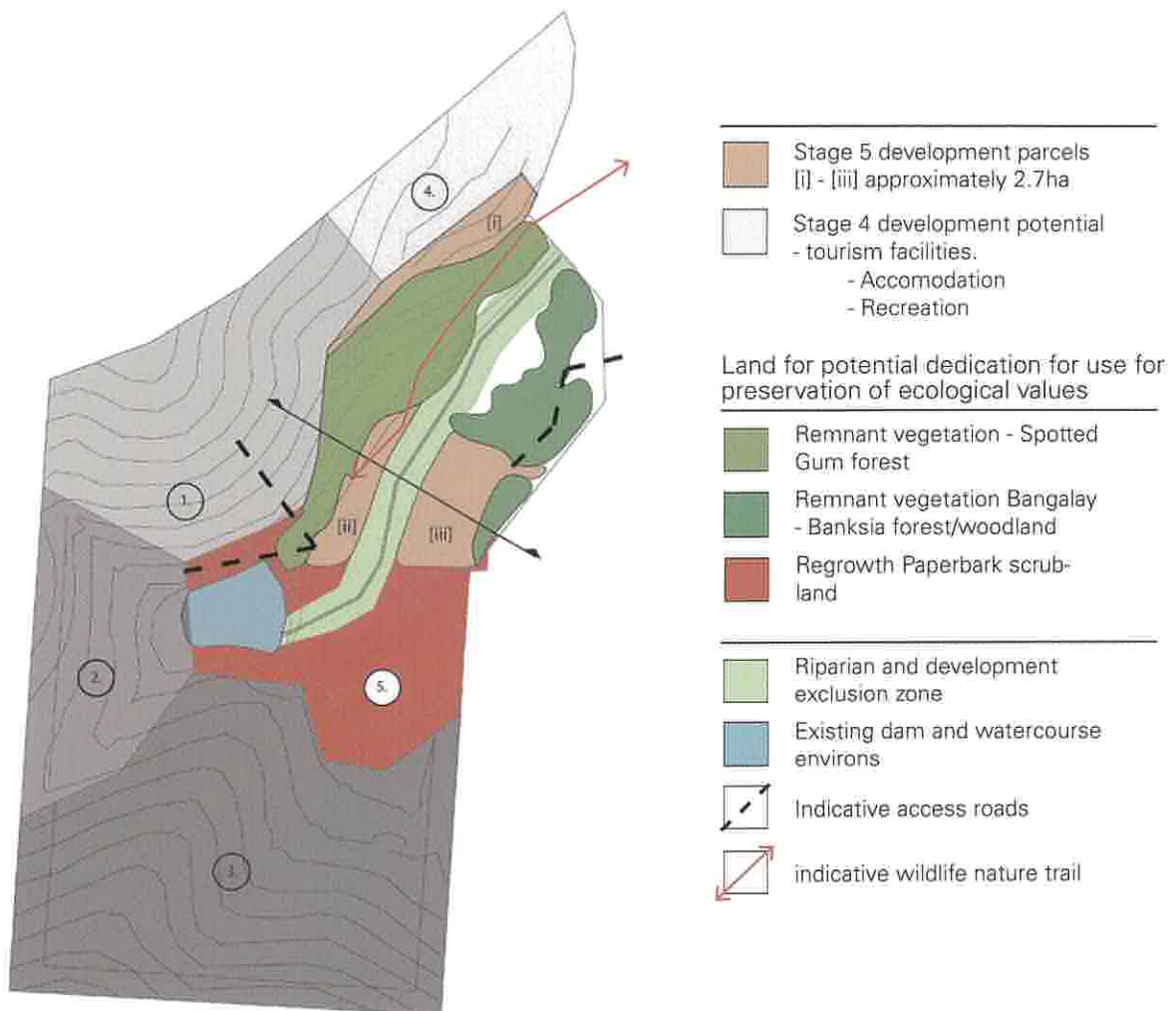
 Dated: _____



The key site attributes informing development on stage 5 include;

- The 6 [b] zone- Open Space and recreation
 - remnant Spotted Gum and Bangalay- Banksia Forest vegetation
 - the existing watercourse and general flat topography
 - an established internal road network.
- The 7 [a] zone- Environmental Protection coastal area
 - proximity to Dolphin Point Road, Stage 4 and the beach environs beyond.

SITE ATTRIBUTES

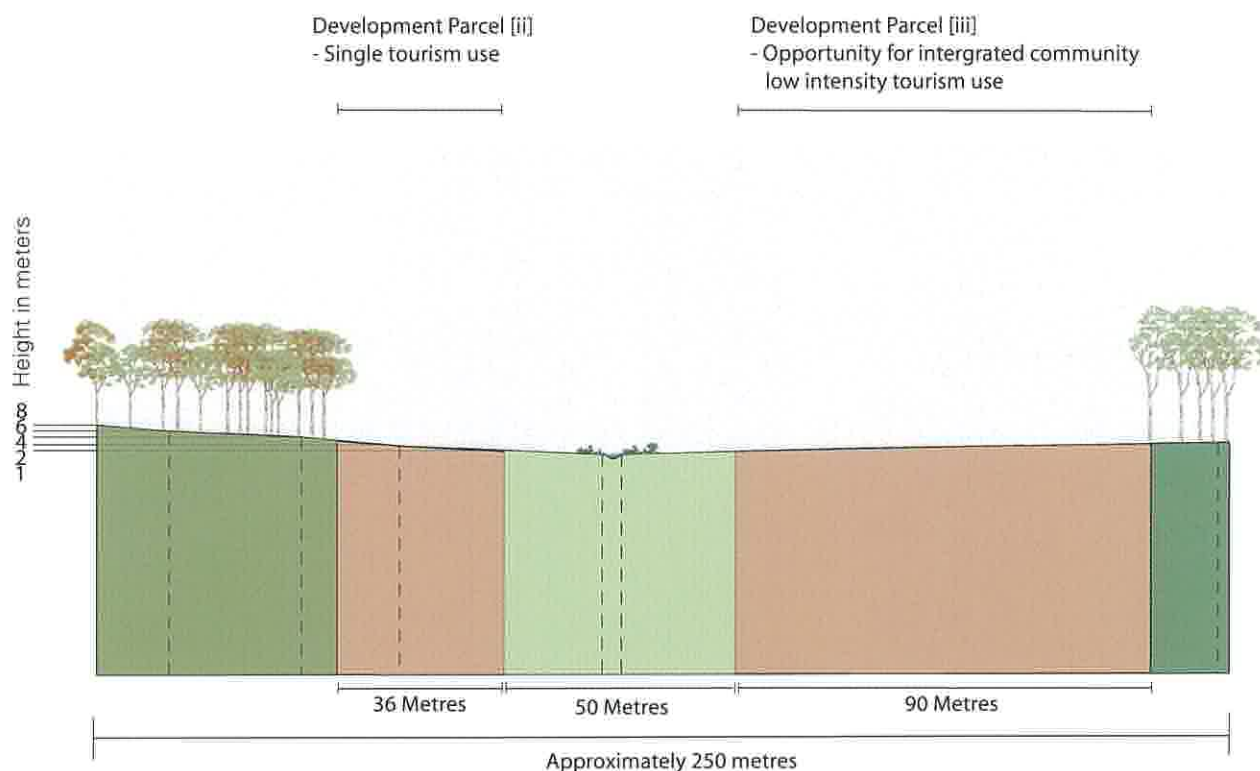


The key site attributes define three extremely discrete "development parcels". These parcels include:

- [i] Directly opposite stage 4 land. Possibly subject to archeological constraints. Site area ~7200 sqm
- [ii] Riparian interface. Site area ~7000 sqm
- [iii] Dolphin Point Access. Site area ~13.600 sqm

The urban design direction guiding development at Dolphin Point should;

- embrace the contextual and site attributes and "nurture" the landscape qualities and remnant vegetation.
- "touch the ground softly" to ensure an environmentally and ecologically sustainable outcome.
- create built form outcomes that are energy efficient and architecturally excellent.



- Stage 5 national development parcels [i] - [iii]
- Remnant vegetation - Spotted Gum forest
- Remnant vegetation Bangalay - Banksia forest/woodland
- Riparian and development exclusion zone
- Existing dam and watercourse environs



Exemplars of appropriate building development for Stage 5 which achieves;

- a "site responsive" design paradigm
- environmental sustainability that nurtures and enhances the remnant vegetation
- a "low intensity" type development scenario

ANNEXURE 5

Proposed Stormwater Management Plan