



NSW GOVERNMENT
Department of Planning

Contact: Alix Carpenter
Phone: (02) 9228 6313
Fax: ((02) 9228 6540
Email: Alix.Carpenter@planning.nsw.gov.au

Our ref: MP 05_0058
File: 9040705

Mr Peter Anderson
Macleay Valley Property Group Pty Limited
PO Box 3254
NARELLAN NSW 2567

Dear Mr Anderson

**Director General's Requirements for the Environmental Assessment of
Proposed 46 lot residential subdivision at 334-356 Gregory St South West Rocks.**

The Department has received your application for the proposed 'ROSARII' 46 Lot residential, residue and utility subdivision at 334-356 Gregory Street, South West Rocks (Major project: MP05_0058).

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 authorities and are based on the information that you have provided to date.

Schedule 1 provides a list of 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. **Schedule 2** provides a list of some relevant technical and policy guidelines which may assist in the preparation of this Environmental Assessment.

Please note that under section 75F(3) of the Act, the Director-General may alter these requirements at any time.

I would appreciate it 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;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

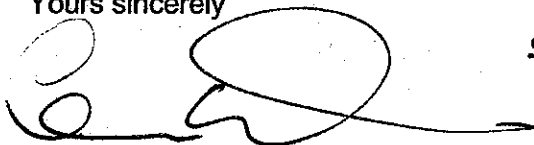
As you may know, the Department will review the draft EA in consultation with the relevant authorities to determine if it adequately addresses the DGRs. If the Director-General considers the EA to be inadequate, you will be required to revise it prior to public exhibition.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the EA for the project to be hosted on a suitable website with a link to the Department's website.

Finally, 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 Michael Woodland on 02 9228 6375.

Yours sincerely

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

5.7.06

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*

Project	Project application for a 46 lot staged subdivision.
Location	Lot 2 in DP 581117, 334-356 Gregory Street, South West Rocks
Proponent	Macleay Valley Property Group Pty Ltd
Date issued	5 July 2006.
Expiry date	2 years from date of issue
General requirements	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A description of the proposal including: <ul style="list-style-type: none"> • description of the site and surrounds; • suitability of the site for the proposed development; • likely environmental, social and economic impacts; • justification for undertaking the project; and • alternatives considered. 3. Any matters that must be included by any guidelines or draft guidelines issued by the Department of Planning or other relevant agencies; 4. A draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; and 5. A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key issues	<ol style="list-style-type: none"> 1. Statutory Planning – including an assessment of the proposal against all relevant legislation and planning provisions which apply to the site. Justification for any non-compliance of inconsistencies is required. 2. Flora and Fauna – provide an assessment of any impacts on flora and fauna, including consideration of <i>State Environmental Planning Policy No 44 – Koala Habitat Protection</i> and the <i>Draft Guidelines for Threatened Species Assessment</i> (DEC & DPI July 2005). Address measures for the conservation of existing wildlife corridor values, with particular reference to proposed Bushfire Asset Protection Zones (APZs). 3. Bushfire Impacts – demonstrate compliance with the provisions for Planning for Bushfire Protection 2001 with particular reference to proposed APZs. 4. Conservation / Open Space Areas – including outlining the location of conservation/ open space areas and proposed management measures for these areas. 5. Water Cycle Management & Watercourses – an assessment of any flood risk that may occur on site and consideration of the <i>NSW Floodplain Management Manual</i>. Address potential impacts on water quality of surface and groundwater and provide an Integrated Water Cycle Management (IWCM) Plan (including stormwater concept) based upon Water Sensitive Urban Design principles in consideration of Council's Integrated Water Management Plan. 6. Subdivision layout, Desired Future Character and Sustainability – including: <ol style="list-style-type: none"> 6.1 suitability of the proposed development with the surrounding area; visual impacts from public locations; subdivision design; pedestrian & bicycle movement to, within and through the site; 6.2 details of proposed staging and assessment of implications in terms of

	<p>impact on subdivision design and infrastructure provision.</p> <p>6.2 consistency with the character of existing development in terms of the locality, street frontage, scale, building envelopes & future built form controls, aesthetics, energy & water efficiency and safety.</p> <p>6.2 consideration of the <i>NSW Coastal Policy 1997, Coastal Design Guidelines for NSW</i> and SEPP 71.</p> <p>7. Acid Sulfate Soils and Contaminated Land – including identification of areas of contamination on site and appropriate mitigation measures in accordance with relevant guidelines.</p> <p>8. Natural Hazards - identify and mitigate any site-specific natural hazards where relevant.</p> <p>9. Traffic Management and Access – including consideration against the relevant Council and RTA traffic and car parking codes and in particular of access points (connection to Arakoon Road is considered unfavourable) and appropriate treatments for Coopers Rd and Gregory St intersection. Illustrate pedestrian and cyclist linkages for the proposal and assess provision of public transport.</p> <p>10. Infrastructure Provision – including assessment of the existing capacity and requirements of the development for sewerage reticulation, water supply, electricity, waste disposal and telecommunications services;</p> <p>11. Heritage - identify whether the site has significance in relation to European or Aboriginal cultural heritage and identify appropriate measures to preserve any significance in accordance with relevant guidelines.</p>
Consultation	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority; • Department of Environment and Conservation; • Department of Natural Resources; • Kempsey Shire Council; • NSW Rural Fire Service; • Country Energy; and • Macleay Water. <p>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.</p> <p>The consultation process and the issues raised are to be described in the Environmental Assessment.</p>
Deemed refusal period	120 Days

Schedule 1

Plans and Documents to accompany the Application

Plans and Documents of the development	<p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted.</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> • the location of the land, the measurements of the boundaries of the land, size of the land and north point; • the existing levels of the land in relation to buildings and roads; and • location and height of existing structures on the site. 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 and view corridors. 3. A locality/context plan drawn to 1:500 scale (or other appropriate 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; and • traffic and road patterns, pedestrian routes and public transport nodes. 4. The Subdivision plans are to show the following:- <ul style="list-style-type: none"> • Dimensions of proposed and/or existing allotments; • Location of all structures proposed and retained on site; • Vegetation retention; • Any easements, covenants or other restrictions either existing or proposed on the site; and • Approximate access points; 5. Stormwater Concept Plan - illustrating the overall concept for stormwater management from the site. 6. 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; 7. Landscape Concept Plan – plan or drawing that shows the basic detail of planting design and plant species to be used, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc);
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;

	<ul style="list-style-type: none"> • On-site effluent disposal; • BCA compliance.
Documents to be submitted	<ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment; • 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); 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 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. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>

Schedule 2

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 Guideline for assessment of impacts on Threatened Species under part 3A (Planning 2005)
Bushfire	
	Planning for Bushfire Protection 2001 (NSW Rural Fire Service)
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
	Coastal Design Guidelines for NSW, Coastal Council, March 2003
Heritage	
	Draft guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, July 2005)
	Aboriginal cultural heritage: standards and guidelines (DEC 2005)
Soils & Contamination	
	Acid Sulfate Soil Manual (Acid Sulfate Soils Management & Advisory Committee [ASSMAC], 1998; published by DUAP)
	Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)
Traffic, Transport & Pedestrian & Cyclist Facilities	
	Guide to Traffic Generating Developments (RTA, 1993)
	Planning Guidelines for Walking and Cycling (DIPNR & RTA, December 2004)
Water	
	Water Sensitive Planning Guide - for Sydney Region, WSUD, 2003
	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
Flooding & the Floodplain	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)