

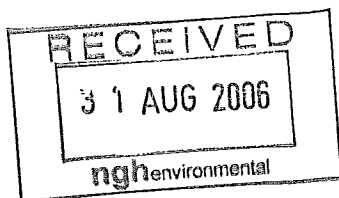
## **ATTACHMENT 1: DIRECTOR GENERAL'S REQUIREMENTS**



NSW GOVERNMENT  
**Department of Planning**

Contact: John Arnold  
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Our ref: MP 06\_0011  
File: 9041586



Brooke Marshall  
NGH Environment  
PO Box 479  
1/216 Carp Street  
BEGA NSW 2073

Dear Ms Marshall

**Subject: Director-General's Requirements for the Environmental Assessment of Proposed Telecommunication Facility on Crown Land Reserve No. 86770 Lot 755904, South Durras (MP 06\_0011)**

The Department has received your application for the proposed telecommunication facility on Crown Land Reserve No. 86770 Lot 755904, South Durras.

The Director-General's Environmental Assessment Requirements (DGEARs) for the environmental assessment of the project are attached to this correspondence at Attachment 1. These requirements have been prepared in consultation with relevant government agencies including council. 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.

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 the Attachment lists the relevant plans and documents which are likely to be required upon submission of your proposal.

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.

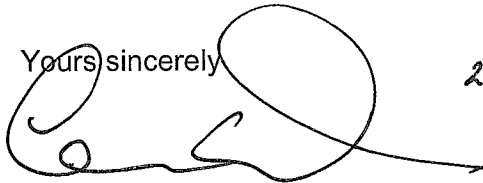
Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

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>).

Finally, please note that because of the likelihood of the ecological sensitivity of the site the Department raises concerns on its development potential. It will be necessary to ensure that any environmental assessment fully and adequately addresses and resolves all potential impacts of the proposed development.

If you have any enquiries about these requirements, please contact John Arnold on 02 9228 6398 or via e-mail at [john.a.arnold@planning.nsw.gov.au](mailto:john.a.arnold@planning.nsw.gov.au).

Yours sincerely

A large, stylized handwritten signature in black ink, appearing to be 'Chris Wilson', written over the 'Yours sincerely' text.

*25.2.06*

Chris Wilson

**Executive Director, Major Project Assessments  
as delegate for the Director General**

# Attachment 1

## Director-General's Environmental Assessment Requirements

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

<b>Application number</b>	06_0011
<b>Project</b>	Proposed telecommunication facility
<b>Location</b>	Crown Land Reserve No. 86770, Lot 755904, South Durras
<b>Proponent</b>	NGH Environmental
<b>Date issued</b>	August 2006
<b>Expiry date</b>	August 2008
<b>General requirements</b>	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> <li>• An executive summary;</li> <li>• An outline of the scope of the project including:- <ul style="list-style-type: none"> <li>(i) any development options;</li> <li>(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;</li> <li>(iii) outline of the staged implementation of the project if applicable;</li> </ul> </li> <li>• A thorough site analysis and description of existing environment;</li> <li>• Consideration of any relevant statutory and non-statutory provisions, in particular relevant provisions arising from environmental planning instruments (including justification any non-compliances) as well as impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>;</li> <li>• 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;</li> <li>• The plans and documents outlined in Schedule 2;</li> <li>• A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and</li> <li>• An assessment of the key issues specified below and a table outlining how these key issues have been addressed.</li> </ul>
<b>Key issues</b>	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Flora and Fauna</b> - Outline measures for the conservation of flora and fauna and their habitats within the meaning of the <i>Threatened Species Conservation Act 1995</i> and the <i>Fisheries Management Act</i>, having regard to the <i>Draft Guidelines for Threatened Species Assessment (DEC &amp; DPI July 2005)</i>. Measures may include, but not limited to, offset measures, buffers and other long-term protection methods for threatened fauna species.</li> <li><b>2. Water and Air Quality</b> - Identify all potential sources of water and air pollution associated with the proposal during construction and operation, and proposed measures to prevent or mitigate the pollution.</li> </ol>

	<p><b>3. Amenity and Scale</b> - Demonstrate suitability of the proposal with the surrounding area in relation to bulk, scale, amenity and visual amenity having regard to the <i>Coastal Design Guidelines of NSW (2003)</i> and the <i>NSW Coastal Policy 1997</i>. In particular, address visual impact of the project when viewed from public areas including the foreshore and waterways. Address safety and security of the proposal and provide mitigation measures where required.</p> <p><b>4. Bushfire</b> - Address the requirements of <i>Planning for Bush Fire Protection 2001</i> (RFS), in particular adequacy of access for fighting bushfire, water supply for bushfire suppression operations and future management of any areas of hazard including natural areas and buffers zones.</p> <p><b>5. Cultural Heritage</b> - Identify whether the site has Aboriginal cultural heritage significance and identify appropriate measures to preserve any significance. Identify any other items of heritage significance and provide measures for conservation.</p> <p><b>6. Compliance with Telecommunications Act 1997</b> – proposal shall comply with EMR emissions in relation to the regulated standards.</p> <p><b>7. Environmental Risk Assessment</b> - A risk assessment of:</p> <ol style="list-style-type: none"> <li><u>Impact on fauna and residential amenities</u> - potential impacts on fauna and residential amenities.</li> <li><u>Impact on Aboriginal heritage</u> – potential impacts on Aboriginal cultural and other items of heritage significance.</li> </ol>
<b>Consultation</b>	<p>You should undertake an appropriate and justified level of consultation with the following parties during the preparation of the environmental assessment:</p> <ol style="list-style-type: none"> <li>Agencies or other authorities: <ul style="list-style-type: none"> <li>• Eurobodalla Shire Council;</li> <li>• NSW Department of Environment and Conservation;</li> <li>• NSW Department of Lands;</li> <li>• Rural Fire Service;</li> <li>• Commonwealth Department of Environment and Heritage;</li> <li>• Local Aboriginal Land Councils.</li> </ul> </li> <li>Public: <ul style="list-style-type: none"> <li>• 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.</li> </ul> </li> </ol> <p>The consultation process and the issues raised are to be described in the Environmental Assessment.</p>
<b>Deemed refusal period</b>	60 days.

## Schedule 1 Technical and Policy Guidelines

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
<b>Biodiversity</b>	
<b>Flora and Fauna</b>	Draft Guidelines for Threatened Species Assessment (DEC & DPI, July 2005)
	Draft Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (DEC, Dec, 2004)
	National Parks and Wildlife Service Atlas of NSW Wildlife Data, GIPSICAM
<b>Bushfire</b>	
	Planning for Bushfire Protection 2001 (NSW Rural Fire Service)
<b>Coastal Planning &amp; Water bodies</b>	
	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
	NSW State Rivers Policy
<b>Heritage</b>	
	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)
	Protecting Aboriginal Objects and Places - Interim Guidelines for Community Consultation (DEC 2005)
<b>Safety, Security &amp; Risk Assessment</b>	
	Best Practice in Environmental Risk Management (Commonwealth Department of Environment & Heritage, 1999)
	Environmental Risk Assessment Guidelines (DUAP, 1994)
	Guidelines for Quality and/or Environmental Management Systems Auditing (Standards Australia, 2003)
	Best Practice in Environmental Auditing (Commonwealth Department of Environment and Heritage, 1996)
<b>Water</b>	
<b>Water Quality</b>	Australian & New Zealand Guidelines for Fresh & Marine Water Quality (Australian & New Zealand Environment & Conservation Council (ANZECC), October 2000)
	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"

## Schedule 2

### Plans and Documents to accompany the Application

<b>Plans and Documents of the development</b>	<p>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:</p> <ol style="list-style-type: none"> <li>1. The <b>existing site survey plan</b> is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> <li>• the location of the land, the measurements of the boundaries of the land, the size of the land and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings.</li> </ul> </li> <li>2. An <b>aerial photograph</b> outlining the subject site and surrounding area (at an appropriate scale).</li> <li>3. A <b>Site Analysis Plan</b> must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, and all structures on neighbouring properties where relevant to the application.</li> <li>4. A <b>locality/context plan</b> drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space, water courses and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes</li> <li>• 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.</li> </ul> </li> <li>5. The <b>Environmental Assessment</b> in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</li> <li>6. The <b>Architectural Drawings</b> which illustrate the following general features: <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land;</li> <li>• site plan;</li> <li>• architectural design of the structures;</li> <li>• the height of the proposed development in relation to the land;</li> <li>• elevations of the structures;</li> <li>• sections</li> </ul> </li> <li>7. The <b>Other Plans</b> including: <ul style="list-style-type: none"> <li>• <b>View analysis</b> - artists impression, photomontages, etc of the proposed development in the context of the surrounding development;</li> <li>• <b>Coloured elevations</b> - of the proposed structures drawn to the same scale as the architectural drawings;</li> <li>• <b>Landscape Concept Plan</b> – 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).</li> </ul> </li> </ol>
<b>Specialist advice</b>	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants.</p>
<b>Documents to</b>	<ul style="list-style-type: none"> <li>• 10 hard copies of the Environmental Assessment;</li> </ul>

<b>be submitted</b>	<ul style="list-style-type: none"> <li>• 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).</li> </ul>
<b>Electronic Documents</b>	<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"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Graphic images will need to be provided as [.gif] files.</li> <li>• Photographic images should be provided as [.jpg] files.</li> <li>• Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.</li> <li>• 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.</li> </ul> <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>