



Planning

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Our ref: 06_0205 Mod2
Your ref: 208.058.33 Vincentia

Marian Higgins
The Planning Group NSW Pty Ltd
PO Box 1612
North Sydney NSW 2059

Dear Ms Higgins

Subject: Director-General's Requirements for Environmental Assessment: Vincentia District Town Centre, corner of Naval College Road and Moona Creek Road, Vincentia (06_0205 Mod 2)

Please find attached at **Attachment 1**, amended Director-General's Environmental Assessment Requirements (DGRs) for the modification of the approved project Stage 1 of Vincentia District Town Centre (06_0205). The DGRs have been amended to insert the correct Application Number. The Application Number is 06_0205 Mod 2.

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

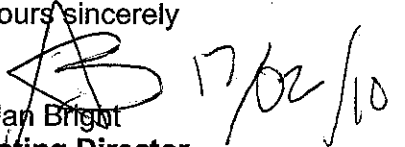
It should be noted that the DGRs have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

A list of some relevant technical and policy guidelines which may assist in the preparation of the EA are attached at **Attachment 3**. The DGRs issued for the Vincentia District Town Centre – Stage 1 project application (06_0205) are attached at **Attachment 4**.

Though the modification does not require notification or exhibition, copies will be provided to Shoalhaven City Council (Council) and the Department of Climate Change and Water (DECCW) for comment. Before consultation with Council and DECCW, 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.

If you have any queries regarding these requirements, please contact Emma Barnet on 9228 6441 or email emma.barnet@planning.nsw.gov.au.

Yours sincerely


Alan Bright
Acting Director
Regional Projects
as delegate for the Director General

Attachment 1

Director-General's Environmental Assessment Requirements

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

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| Application number |
| 06_0205 (MOD 2) |
| Project |
| <p>The proponent is seeking a modification to the project approval for the Vincentia District Town Centre - Stage 1 (06_0205). The project comprises a mixed use retail, commercial and community facility development and includes a discount department store, supermarket, library and specialty retail facilities.</p> <p>The proposed modification involves:</p> <ul style="list-style-type: none"> Expansion of the site area of the project application by over 60 per cent (approximately 7.3 hectares); reduction in gross floor area of overall development by approximately 1,000m²; reduction of stages from 3 to 2; approval for both stages; increase in gross floor area within stage one by 7,869m²; redistribution of building footprints; postponing the delivery of the library from Stage 1 to Stage 2; redistribution in the floor areas of various components; and decrease in car parking spaces (from 1,646 to 1,451). |
| Location |
| Lots 801 and 802 DP 1022286 and Lots 72-75 DP 874040 |
| Proponent |
| Fabcot Pty Ltd |
| Date issued |
| |
| General requirements |
| <p>The Environmental Assessment (EA) for the Modification of the Project Application for MP 06_0205 must include:</p> <ol style="list-style-type: none"> an executive summary; a description of the approved project; a detailed description of the proposed modification including the: <ul style="list-style-type: none"> need for the modification; and the justification for the proposed modification (including staging) and alternatives considered for each of the components identified; an amended draft Statement of Commitments, outlining commitments to public benefits, environmental management such as surface water management, landscaping and waste minimisation and management, Aboriginal cultural heritage management, mitigation and monitoring measures (with a clear identification of who is responsible for these measures); a conclusion justifying the project, taking into consideration the social and environmental impacts of the proposed modifications and mitigation measures to address these impacts; requested modifications to existing conditions; |

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| <p>7. a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and</p> <p>8. Identify that the development contributions applicable to the site and, if relevant, any draft planning agreement that details any public benefits to be provided with the development, are consistent with any development contributions plans prepared to date.</p> |
| Key Issues |
| The EA must address the following key issues: |
| 1. DGRs for Project Application (06_0205) |
| <p>1.1. Address how each component of the original DGRs has been addressed for the following issues:</p> <ul style="list-style-type: none"> • urban design • visual • sustainability • public safety • streetscape and public domain • infrastructure and stormwater |
| 2. Concept Plan |
| 2.1. Demonstrate full compliance with all aspects of the approved concept plan (06_0060). |
| 3. Traffic Impacts |
| 3.1. Provide an addendum to the Traffic Report (prepared for the Project Application by Masson Wilson Twiney, January 2008) to take into account any changes to construction and operational traffic as a result of the modified project. |
| 4. Urban Design |
| <p>4.1. Demonstrate that the proposed modified siting of buildings does not have an unacceptable level of impact on privacy, views of adjoining neighbours and overshadowing of surrounding areas.</p> <p>4.2. Provide details of the provision of publicly accessible open space and recreational areas as modified.</p> <p>4.3. Provide details of Gross Floor Area and Net Lettable Area of all components of the modified project.</p> <p>4.4. Demonstrate how the proposed modified design complies with the design principles (as modified by the Jury Panel recommendations) of the winning design (Rice Daubney, August 2007) of the Design Excellence Competition.</p> |
| 5. Visual Impacts |
| 5.1. Assess the visual impact of the proposed modification. |
| 6. Social Impacts |
| <p>6.1 Address the social context of the development in terms of community services and facilities</p> <p>6.2 Provision of community facilities within stage 1 is preferable. Justify the delay of the provision of the library facilities.</p> |
| 7. Streetscape and Public Domain |
| <p>7.1. Discuss any proposed modifications to the landscaping.</p> <p>7.2. Identify the long term maintenance and management arrangements for the streetscape and public domain.</p> |
| 8. Noise and Light Impacts |
| 8.1 Demonstrate that the proposed project as modified will not create unacceptable impacts from |

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| noise (including traffic and plant noise) and light spill (including impacts on flora and fauna) and how this will be implemented and maintained during construction and operation. | |
| 9. Water Quality and Waste Management | |
| 9.1 | Update the Soil and Water Management Plan prepared for the Project Application by Cardno Forbes Rigby (January 2008) to ensure the modified development safeguards the aquatic environment across the entire development footprint and mitigates impacts on water quality (including surface and groundwater). |
| 9.2 | Update the Waste Management Plan prepared for the Project Application (Section 6.9) to reflect the modified proposal. |
| 10. Stormwater and Flooding Management | |
| 10.1 | Update the details (including modelling), if necessary, on the drainage and stormwater management measures to be incorporated on site, including (but not limited to) on site stormwater detention and water sensitive urban design measures. Demonstrate that the amended WSUD measures are consistent with the WSUD measures outlined in the approved Concept Plan. |
| 10.2 | Assess the cumulative impacts of the modified development in terms of flooding with consideration of climate change. |
| 11. Adjoining Land | |
| 12.1 | Demonstrate that the modified development will not have any adverse impacts on adjoining land (including but not limited to; water quality and quantity, erosion and sedimentation, fire management, fencing and access). |

Attachment 2

Plans and Documents to accompany the Application

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| 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 (where relevant) to be submitted for your modification to project application (06_0205 Mod 1):</p> <ol style="list-style-type: none"> 1. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1. 2. Description of the proposed modifications. The application must provide: <ul style="list-style-type: none"> • A description of the use, activity or works originally approved under the consent that is the subject of the proposed modification, • A summary in table format of the conditions to be modified, any additional conditions, and the conditions to remain unchanged, • Drawings, plans of management or statements that support the proposed modification. 3. An aerial photograph of the subject site with the site boundary superimposed. 4. The Architectural Concept drawings (where relevant) are to be drawn to scale and illustrate the following general features: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land; • the floor plans; • communal facilities and servicing points; • the height of the proposed development in relation to the land; • significant level changes; • parking and vehicular access arrangements; • pedestrian access to, through and within the site – with particular regard to public open space. 5. Stormwater Management Plan (if amended) – illustrating the concept for 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; 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 (if amended) – showing planting design and plant/tree species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised including details of, furniture, signage, lighting and surface treatments (i.e. pavers). 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; |
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| 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"> • Planning; • 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 Soils. |
| Documents to be submitted | <ul style="list-style-type: none"> • 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 | <p>Electronic documents presented to the Department for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> ▪ 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) |
| | Threatened Biodiversity Survey and Assessment - Guideline for Developments and Activities - DECCW 2009 |
| | Threatened Species Assessment Guidelines: The Assessment of significance - DECC 2007 |
| | Guidelines for Development Adjoining DECC Land (DECC, 2008) |
| | 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 |
| | Sea Level Rise Policy Statement, (DECC/DoP, 2009) |
| | Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007) |
| | Draft Coastal Risk Management Guide: Incorporating sea level rise benchmarks in flood risk assessments (DECCW 2009) |
| | Draft Coastal Risk Management Guide: Incorporating the sea level rise benchmarks in coastal hazard assessments (DECCW 2009) |
| | Draft NSW Coastal Planning Guideline: Adapting To Sea Level Rise (DoP 2009) |
| | 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) |
| 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) |

| Aspect | Policy /Methodology |
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| | 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). |
| | National Environment Protection (Assessment of Site Contamination) Measure (NEPC 1999) |
| Environmental Management Systems | |
| | NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC) |
| | Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004) |
| 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) |
| | Interim Construction Noise Guideline (DECC, 2009) |
| Safety and Hazards | |
| | Electrical Safety Guidelines (Integral Energy) |
| | Crime prevention and assessment of development applications 2001 |
| 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) |
| Vibration | |
| | Assessing Vibration: A Technical Guideline (DEC, 2006) |
| 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) |

| Aspect | Policy /Methodology |
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| | 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 – Volume 1 (NSW Landcom, March 2004) - “The Blue Book” |
| | Managing Urban Stormwater: Soils & Construction – Volume 2 (DECC, January 2008) |
| | Managing Urban Stormwater: Harvesting and Reuse (DEC, May 2006) |
| | Constructed Wetlands Manual (NSW DLWC 1998) |
| Waterways | Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines) |
| Wetlands | NSW Wetlands Management Policy (DLWC 2000) |