

**PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT CNR THE WOOL  
– NAVAL COLLEGE ROAD, VINCENTIA (MP 05\_0165)**

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

<b>Project</b>	Residential subdivision and commercial development comprising: <ul style="list-style-type: none"> <li>• 604 lot residential subdivision;</li> <li>• Adaptable housing area adjacent the Bay and Basin Leisure Centre;</li> <li>• Building footprints for the commercial development including discount department store, supermarket, library, medical centre, child care centre, bulky goods store and specialty retail; and</li> <li>• Three (3) access points to Naval College Road.</li> </ul>
<b>Site</b>	Lots 801 and 802 DP 1022286 and Lots 71 -75 DP 874040
<b>Proponent</b>	Stockland Development Pty Ltd
<b>Date of Issue</b>	28 January 2006
<b>Date of Expiration</b>	28 January 2008
<b>General Requirements</b>	<p>The Environmental Assessment must be prepared to a high technical and scientific standard and must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a description of the proposal, including construction, operation, and staging;</li> <li>• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below;</li> <li>• justification for undertaking the project with consideration of the benefits and impacts of the proposal;</li> <li>• a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; and</li> <li>• certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.</li> </ul>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must address the following key issues:</p> <ul style="list-style-type: none"> <li>• <b>Statutory and Other Requirements</b> – 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 proposed staging.</li> <li>• <b>Traffic Impacts (Construction and Operational)</b> – Demonstrate compliance with relevant Council and RTA traffic and car parking codes; prepare a detailed Traffic Impact Study in accordance with Table 2.1 of the <i>RTA Guide to Traffic Generating Developments</i>. The aaSIDRA program must be used for the modelling and shall address: AM and PM peak volumes; intersections to existing roads; 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 inefficiency and safety impacts associated with the development, such as identification of pedestrian movements and appropriate treatments.</li> <li>• <b>Bushfire Impact</b> – Demonstrate compliance with the requirements of Section 100B of <i>Rural Fires Act 1997</i>, Section 79BA of <i>Environmental Planning and Assessment Act 1979</i>, <i>Planning for Bush Fire Protection 2001</i> and <i>Australian Standard 3959 - Building in Bush Fire Prone Areas</i>. The assessment must address: development and maintenance of asset protection zones; setbacks to protect against bushfire hazards; management control of fuel levels, provision of egress/access to the development and water supplies for bushfire suppression operations; increased bushfire risk from revegetation and suitable construction method and materials to minimise vulnerability of buildings to ignition from radiation and ember. Address future management regimes for any areas of hazard remaining within the subject area, focussing on the level of hazard posed to future development and adjacent land and how the hazard may change as a</li> </ul>

	<p>result of the development.</p> <ul style="list-style-type: none"> <li>• <b>Urban Design, Visual Impact and Sustainability</b> - Address <i>Coastal Design Guidelines for NSW</i>, in particular: safety; relationship to surrounding areas; visual impacts from public locations; pedestrian and bicycle movement to, within and through the site.</li> <li>• <b>Urban Design of Commercial Centre</b> – Provide details of commercial centre plan including: conceptual design; and indicative FSR, site coverage, heights and built form; measures to minimise visual impacts of car parking – covered treatment of areas, landscaping, and design to minimise extent of sprawl of car park.</li> <li>• <b>Noise Impact</b> – Demonstrate that the proposal will be designed, constructed, operated and maintained so that there are no unacceptable impacts from noise (including traffic noise).</li> <li>• <b>Impacts on Moona Moona Creek, Adjoining Wetlands and Jervis Bay Marine Park – Water Quality, Stormwater, Sedimentation and Soil Erosion</b> - Demonstrate consistency with objectives of <i>Rivers and Foreshores Improvements Act 1948</i>, <i>NSW Wetlands Management Policy</i>, <i>Marine Parks Act 1997</i>, <i>Marine Parks Amendment (Jervis Bay) Regulation 2002</i> and <i>Jervis Bay Settlement Strategy 2003</i>. Assessment must address: riparian zone buffering to adjoining Moona Moona wetlands demonstrating how the Wetlands will be protected taking account any relevant Council Integrated Water Cycle Management Plan; consideration of the environmental effects of the proposal on plants and animals within the marine park and their habitat; environmental management and mitigation measures to be utilised to avoid or mitigate impacts; long-term management arrangements for monitoring, including identification of triggers that will enable prevention of irreversible impacts to the marine ecology and adjacent wetlands, and actions that will be taken should unacceptable impacts occur. Address potential impacts on water quality of surface and groundwater; relevant <i>Statement of Joint Intent</i> established by the former Healthy Rivers Commission. Demonstrate an acceptable level of water quality protection with respect to water quality and river flow, including impacts downstream in Moona Moona Creek and the receiving waters of Jervis Bay. Address existing and proposed capacity of sewerage infrastructure to accommodate the development. Address and recommend an appropriate sediment and erosion control regime.</li> <li>• <b>Drainage and Flooding</b> – Address drainage issues and consult Shoalhaven City Council and the Department of Natural Resources to develop suitable Flood Planning Levels for the development. Demonstrate consistency with the <i>NSW Floodplain Management Manual</i> (2001); address issues associated with changes in the hydrological regime of the catchment as a result of the development.</li> <li>• <b>Fauna and Flora, Threatened Species and Corridor Values</b> - Address threatened species impact having regard to the <i>Threatened Species Assessment Guidelines</i> and recommend offset measures to avoid impacts. Address corridor values or connective importance of any vegetation on the subject land, in particular the impact on proposed Area 5; demonstrate adequate buffer and protection for critical Glossy Black Cockatoo breeding habitat (Spotted Gum open forest and Scribbly Gum/Bloodwood woodland habitat) and other threatened arboreal fauna species. Identify mitigation measures for long-term protection of threatened species present, particularly <i>Parasophyllum affine</i>, and associated pollinator habitats. Address ongoing long-term management of conservation areas.</li> <li>• <b>Social and Economic Context</b> – Address the social and economic context of the development in terms of settlement hierarchy, residential development, infrastructure requirements, access, community services and facilities; and timing, staging and monitoring of the infrastructure.</li> <li>• <b>Impact of Domestic Uses</b> – Address issues and ongoing management relating to: disturbance from pets; spread of exotic weeds; spread of exotic pathogens and animals, such as phytophthora or starlings; informal and appropriate access (e.g. trail bikes); maintenance of access; impact on amenity and recreation value of neighbouring park and estate; utilisation of adjoining park areas including Jervis Bay National Park as sources of firewood, bushrock or for dumping of waste materials.</li> <li>• <b>Visual Impact and Landscaping</b> – Address bushland surrounds and recreational amenity including provision of landscaping with local native plant</li> </ul>
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	<p>species; implementing buffer areas; and use of appropriate colours and building materials to minimise visual impacts.</p> <ul style="list-style-type: none"> <li>• <b>Aboriginal and Cultural Heritage</b> – Address and document information requirements set out in the <i>draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i>. Provide heritage survey to investigate history of subdivision and occupation of the site with reference to guidelines published by the Heritage Office ‘<i>Assessing Heritage Significance 2001</i>’</li> <li>• <b>Management of Land not Subject to Development</b> – Identify and address range of management issues (including fire, weed and pest control, fencing, general access) for land reserved for recreational purposes. Recommend long term land management and nature conservation strategies. Address long term ownership and management of areas to be retained for their natural values, particularly the adjoining Jervis Bay National Park.</li> <li>• <b>Tourism</b> – Assess extent of expected tourist uses. Demonstrate adequate provision and capacity of services, traffic flow during peak tourist season, and the impact of increased tourists on natural resources and local facilities during the period.</li> <li>• <b>Utilities</b> – Address existing capacity and requirements of development for electricity, waste disposal, telecommunications and gas. Identify staging of the infrastructure works.</li> </ul> <p><b>General Environmental Risk Analysis</b> – Undertake an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation); proposed mitigation measures and potential significant residual environmental impacts after application of proposed mitigation measures.</p>
<b>Consultation Requirements</b>	<p>You must undertake an appropriate and justified level of consultation with the following parties:</p> <ul style="list-style-type: none"> <li>• Shoalhaven City Council;</li> <li>• Shoalhaven Water;</li> <li>• NSW Department of Planning – South Coast Regional Office;</li> <li>• NSW Department of Natural Resources;</li> <li>• NSW Department of Primary Industries;</li> <li>• NSW Department of Environment and Conservation;</li> <li>• NSW Roads and Traffic Authority;</li> <li>• NSW Rural Fire Service;</li> <li>• NSW Heritage Council;</li> <li>• NSW Police;</li> <li>• NSW Department of Health;</li> <li>• NSW Department of Education;</li> <li>• Commonwealth Department of Environment and Heritage;</li> <li>• Integral Energy;</li> <li>• Telstra;</li> <li>• Jervis Bay Marine Park Authority;</li> <li>• Local Aboriginal Land Council; and</li> <li>• the local community</li> </ul> <p>The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p>
<b>Deemed refusal period</b>	<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 environmental assessment period for the project.</p>

