

Secretary's Environmental Assessment Requirements

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

Application	MP 06_0060 and MP 06_0058 MOD 16
Project	Modification to the Vincentia Coastal Village and District Centre Concept Plan and Project Approval to rezone land associated with Stages 2 and 3 of the District Centre from B2 Local Centre to R2 Low Density Residential.
Location	Vincentia Coastal Village and District Centre, Corner of Wool Road and Naval College Road, Vincentia
Proponent	Wakefield Ashurst Pty Ltd
Date issued	21 December 2017
General Requirements	<p>The Modification Request must include:</p> <ol style="list-style-type: none"> 1. An executive summary which includes a summary of the proposed changes, a rationale for the proposal and a conclusion based on the findings of the assessment; 2. A site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A background section covering the approval history for the site; 4. A thorough description and numerical table of the proposed modifications, compared with the original approval; 5. An assessment of the key issues (specified below) and a table outlining how those key issues have been addressed. This shall include a detailed assessment of the potential impacts of the proposal, particularly any additional impacts associated with the modification beyond those already assessed and approved; 6. A description outlining how the potential impacts associated with the modification would be mitigated and managed including any new or amended statement of commitments; 7. The plans and documents (outlined below) clearly showing the proposed changes compared with the original approval; and 8. A conclusion justifying the modified proposal taking into consideration the environmental impacts of the proposal, the suitability of the site and whether it is in the public interest.
Key Issues	<p>The modification request must address the following specific matters:</p> <p>1. Relevant Environmental Planning Instruments (EPIs) The EA shall address the statutory provisions applying to the site and all relevant strategic planning objectives outlined in the documents at Attachment A.</p> <p>2. Comparison with the Concept Plan and Project Approval (MP 06_0060 and MP 06_0058)</p> <ul style="list-style-type: none"> • Demonstrate how the proposed modification can be assessed and determined within the scope of section 75W of the <i>Environmental Planning and Assessment Act 1979</i>, and particularly address any environmental impacts beyond those already assessed for the original approvals; and • Provide a comparative assessment (qualitative and quantitative) of the proposed modification against the original approvals, a rationale for the proposed amendments and comparison plans clearly identifying the proposed changes, including staging changes. <p>3. Density and Land Use Analysis</p> <ul style="list-style-type: none"> • Provide a detailed analysis of the likely future development outcomes for the site, including calculations of the current and proposed number of

dwellings and dwelling mix;

- Include justification for any proposed land use changes and increase in density in the context of the relevant and broader strategic planning framework for the site (including documents outlined in **Attachment A**); and
- Investigate alternative zonings for the riparian channel to protect its ecological integrity, exclude inappropriate development and minimise flood risk.

4. Socio-Economic Impacts

- Provide an assessment of the social and economic impacts of the proposed modification, including proposed changes to retail/commercial floor space, demonstrating it would not adversely impact upon the provision of local jobs, services and facilities for the local area; and
- Analyse the impact of the loss of commercial space on the wider suburb of Vincentia and the Shoalhaven LGA.

5. Staging and Indicative Subdivision Design

- Provide a subdivision pattern responsive to the site conditions and constraints, including aspect, orientation, slope, drainage lines and vegetation;
- Demonstrate lots would be provided with appropriate levels of residential amenity and be orientated to maximise solar access;
- Address potential solar access, wind, privacy and view loss impacts associated the proposal;
- Details of any staging, including stage boundaries;
- Include measures to minimise land use conflicts, including appropriate landscaping, perimeter roads and buffer areas, to adjoining land uses, major roads and vegetated areas;
- Minimise cul-de-sacs, battle axe blocks and rear property boundaries facing publicly accessible/visible areas;
- Include water sensitive urban design measures to minimise the extent of impervious areas and encourage stormwater infiltration, treatment and reuse;
- Provide sufficient passive and active open space for the expected additional population; and
- Minimise the potential for vehicle, bicycle and pedestrian conflicts.

6. Transport and Accessibility

Include a revised Transport and Accessibility Impact Assessment, which includes, but is not limited to:

- details of the traffic modelling and parking impacts associated with the proposed modifications, including an estimate of the total daily and peak hour trips generated by the modification, including vehicle, public transport, pedestrian and bicycle trips, intersection performance and parking commitments;
- an assessment of the current and future performance of key intersections providing access to the site under the approved and proposed scenarios;
- any proposed changes to the timing and configuration of intersection upgrades and pedestrian walkways;
- details of any commitments to deliver additional parking for the Stage 1 commercial area, through future delivery of the Stages 2 and 3 parking areas;
- detailed plans of the proposed layout of the internal road network and on-site parking in accordance with the relevant Australian Standards; and
- an assessment of traffic and transport impacts during construction and

demonstration of mitigation of impacts.

7. Public Domain/Open Space

- Address changes to public domain improvements, pedestrian linkages and landscaping; and
- Demonstrate the public domain and open spaces will:
 - maximise permeability and street activation throughout the development;
 - provide sufficient open space for the expected population;
 - ensure access for people with disabilities; and
 - minimise potential for vehicle, bicycle and pedestrian conflicts.

8. Heritage

Provide an appraisal of Aboriginal cultural heritage against previous investigations and applicable Office of Environment and Heritage guidelines.

9. Biodiversity

- Assess any additional biodiversity impacts of the proposed modifications including any additional impacts on adjoining areas; and
- Assess impacts on aquatic ecosystems in accordance with the *Policy and guidelines for fish habitat conservation and management (2013)* demonstrating that the proposed modifications will not result in outcomes that are more detrimental than under the original approval.

10. Contributions and/or Voluntary Planning Agreement

Address the provision of public benefits, services and infrastructure having regard to Council's Contribution Plan, and/or provide details of any new/amended Voluntary Planning Agreement.

11. Flooding and Drainage

- Assess the flood risks associated with the proposed modification in accordance with the provisions of the *NSW Floodplain Development Manual (2005)*, including consideration of the potential impacts of climate change; and
- Provide a stormwater report which identifies the impacts of the proposed modification and how water quality and quantity impacts on the drainage system would be managed.

12. Water

Provide an assessment of the potential impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts

13. Bushfire

Provide a bush fire assessment report that identifies any bushfire impacts on the proposed residential area. Where the report identifies any impacts, it shall address the requirements of *Planning for Bushfire Protection 2006* (PBP 2006), with specific regard for the following:

- minimising the interface to the bushfire hazard is a key planning principle of Planning for PBP 2006. This shall include provision of a perimeter road to all urban/bushland interface areas;
- locating development away from areas of vegetation that may not be modified as a result of environmental constraints (i.e. areas of high conservation value/riparian buffers/revegetated areas) and/or ensuring adequate asset protection zones (APZs) which will not be located on land

	<p>constrained with regard to vegetation modification/removal;</p> <ul style="list-style-type: none"> • ensure each stage of the proposed modification provides suitable APZs, and access to preceding stages, and this is reflected in the reports recommended conditions; • provide future residential lots with a suitable dwelling envelope to achieve a construction level not greater than Bushfire Attack Level 29 under AS3959-2009; • review previous bushfire conditions applying to the project (including previous modification conditions), and identify what, if any conditions require modification, and propose recommended additional conditions for the modification to mitigate bushfire risk; and • correlate technical reports prepared to support the modification with the bushfire report, to ensure the bushfire report recommendations are achievable and accounted for across the spectrum of reports completed. <p>14. Contamination Provide a contamination assessment report that demonstrates the site is suitable for the proposed land uses in accordance with <i>State Environmental Planning Policy No 55 – Remediation of Land</i>.</p> <p>15. Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities, including staging of infrastructure works.</p> <p>16. Statement of Commitments Include any new or modified Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
Consultation	<p>During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, including:</p> <ul style="list-style-type: none"> • Shoalhaven City Council; • NSW Office of Environment and Heritage; • NSW Environment Protection Authority; • Transport for NSW; • NSW Roads and Maritime Services; • Department of Primary Industries; and • NSW Rural Fire Service. <p>The modification request must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Plans and Documents	<p>The modification request must include all relevant plans and relevant documentation, including:</p> <ul style="list-style-type: none"> • site analysis plan; • site survey plan, showing existing levels, location and height of surrounding site features; • locality / context plan; • drawings and plans including land zoning plans, maximum building height maps and maximum floor space ratio maps (to a usable scale at A3); • building envelope plans, elevations and photomontages clearly showing the proposed amendments compared with the original approvals. The plans shall include a maximum RL for each development block, overlaid with

	<p>survey information identifying the location and RL of the adjoining ridgeline. Ground levels shown on plans shall be consistent with existing or approved ground levels;</p> <ul style="list-style-type: none">• shadow diagrams; and• public domain plans, including a landscape master plan.
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ATTACHMENT A

Relevant EPIs, policies and guidelines to be addressed

The modification request shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:

- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development*;
- *State Environmental Planning Policy No 55 (Remediation of Land)*;
- *Shoalhaven Local Environmental Plan 2014*;
- *Draft State Environmental Planning Policy (Coastal Management) 2016*;
- *Illawarra-Shoalhaven Regional Plan*; and
- *Shoalhaven Development Control Plan 2014*.

The modification request shall also address relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities;
- NSW Long Term Transport Master Plan;
- Draft Future Transport Strategy 2056;
- RMS Guide to Traffic Generating Developments;
- Public Transport Service Planning Guidelines: Rural and Regional NSW (2015)
- Austroads Guidelines;
- NSW Bicycling Guidelines;
- NSW Planning Guidelines for Walking and Cycling;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Healthy Urban Development Checklist, NSW Health;
- Guidelines for controlled activities on waterfront land (2012);
- NSW Aquifer Interference Policy (2012);
- Jervis Bay Settlement Strategy 2003;
- Draft Shoalhaven Affordable Housing Strategy;
- Draft Growth Management Strategy (Version 1); and
- Draft Woorwooting Heights Precinct Plan