



NSW GOVERNMENT  
Department of Planning

Contact: Michael Woodland  
Phone: 9228 6375  
Fax: 9228 6540  
Email: michael.woodland@planning.nsw.gov.au

Our ref: MP06-0143  
File: 9042839

Mr D Rothwell  
Rothwell Boys Pty Limited  
PO Box 55  
CAMMERAY NSW 2062

Dear Mr Rothwell

**Director-General's Requirements for the Environmental Assessments of the proposed Concept Plan for Residential Subdivision of Lots 1 & 2 DP 725785, Pacific Highway, Moonee into approximately 500 lots and a Project Application for Stage 1 of the subdivision comprising approximately 121 lots (MP 06\_0143).**

The Department has received your application for the proposed residential subdivision of the land into 500 lots.

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

**Attachment 2** lists the 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.

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.

It would be appreciated if you would contact the Department at least 2 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.

A list of some relevant technical and policy guidelines which may assist in the preparation of this Environmental Assessment are attached at **Attachment 3**.

Prior to exhibiting the Environmental Assessment, 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 Environmental Assessment does not adequately address the DGRs, the Director-General

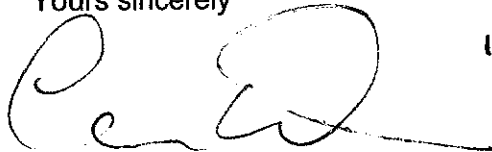
may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. The DGRs will be placed on the Departments 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 to be hosted on a suitable website with a link to the Departments website.

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>).

If you have any queries regarding these requirements, please contact Michael Woodland, Team Leader, Coastal Assessments on 9228 6375 or email [michael.woodland@planning.nsw.gov.au](mailto:michael.woodland@planning.nsw.gov.au)

Yours sincerely



19.10.06

Chris Wilson  
**Executive Director**  
as delegate for the Director General

# Attachment 1 Director-General's Environmental Assessment Requirements

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

Application number	06-0143
Project	<p><b>Proposed Residential Subdivision at Lot 1 &amp; 2 DP 725785, Pacific Highway, Moonee Beach</b></p> <ul style="list-style-type: none"> <li>• <b>A: Concept Plan Application:</b> A concept plan approval is sought for residential subdivision into approximately 500 lots. This will include approval of the following key parameters: layout and staging of the subdivision; access to the site; provision of habitat corridors; conservation areas and buffers to Moonee Creek/Estuary.</li> <li>• <b>B: Project Application:</b> Subdivision of Stage 1 (121 lots) and associated site works, access roads, services and infrastructure provision.</li> </ul>
Location	Lots 1 & 2 DP 725785, Pacific Highway, Moonee Beach, Coffs Harbour
Proponent	Rothwell Boys Pty Limited
Date issued	19 October 2006
Expiry date	2 years from date of issue
General requirements	<p>The Environmental Assessment must include:</p> <p><b>PART A: the Concept Plan Application:</b></p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. An outline of the scope of the project including: <ul style="list-style-type: none"> <li>• any development options;</li> <li>• 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>• outline of the staged implementation of the project if applicable;</li> </ul> </li> <li>3. A thorough site analysis and description of the existing environment;</li> <li>4. Consideration of any relevant statutory and non-statutory provisions and identification of any non-compliances with such provisions, in particular relevant provisions arising from environmental planning instruments, Regional Strategies (including draft Regional Strategies) and Development Control Plans 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>5. 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>6. The plans and documents outlined in <b>Attachment 2</b>;</li> </ol>

	<p>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and</p> <p>8. An assessment of the key issues specified below and a table outlining how these key issues have been addressed.</p> <p><b>PART B: the Project Application:</b></p> <p>1. The matters listed above in Part A, and</p> <p>2. A detailed description, including plan details, of the project application component, comprising the first stage of the subdivision.</p>
Key issues	<p><b>PART A: Key issues to be addressed in the Concept Plan Application for all stages of the subdivision.</b></p> <p>The Environmental Assessment must address the following key issues:</p> <p><b>1 Subdivision Design and Layout</b></p> <p>1.1 Demonstrate that the subdivision design and layout will be consistent with the Coastal Design Guidelines for NSW (2003).</p> <p>1.2 Demonstrate that the subdivision design and layout maximises connections to existing urban areas and to the planned Moonee urban release areas; achieves an integrated design; provides a continuous network for vehicles (including bicycles) and pedestrians to, within and from the site, and includes consideration of possible fragmentation from the Moonee urban release area due to any separate access and/or secondary access to the Pacific Highway.</p> <p>1.3 Address access to facilities including retail facilities, transport, and recreation and community facilities.</p> <p>1.4 Address visual impacts and relevant mitigation measures, in the context of adjoining and surrounding development, and the setting of the site, from all publicly accessible areas.</p> <p>1.5 Identify appropriate open space areas, buffer zones, bushfire asset protection zones and conservation areas, see 3.1 and 5.1 below.</p> <p>1.6 Provide a staging plan of the subdivision that demonstrates that lots will be released in an orderly and coordinated manner.</p> <p><b>2. Flora and Fauna</b></p> <p>2.1 Outline measures for the conservation of animals and plants and their habitats within the meaning of the <i>Threatened Species Conservation Act 1995</i> and <i>Fisheries Management Act 1994</i>.</p> <p>2.2 Outline measures for the conservation of existing wildlife corridor values and/or connective importance of vegetation on the subject land, including Koala habitat and areas identified as being of high and/or very high ecological status.</p> <p><b>3. Proposed Conservation Areas and Moonee Creek/Estuary Buffer Zones</b></p> <p>3.1 Identify conservation and buffer areas having consideration to strategies and recommendations of the Estuary Management Plan for Moonee Creek (or draft Estuary Management Plan for</p>

	Moonee Creek), this is to include appropriate setbacks to Moonee Creek and Solitary Island Marine Park and should exclude areas for stormwater management and/or bushfire risk mitigation.
<b>4.</b>	<b>Water Cycle Management and Impact on Watercourses, including Moonee Creek and Estuary</b>
4.1	Address potential impacts on the water quality of surface and groundwater, and on the waters and estuarine environment of Moonee Creek and Solitary Islands Marine Park. This should include consideration of potential impacts of formal access (such as boat ramps and jetties) and of potential informal access, as well as impacts of additional recreational use.
4.2	Address relevant strategies and recommendations of the Estuary Management Plan for Moonee Creek (or draft Estuary Management Plan).
4.3	Outline measures for Integrated Water Cycle Management (including stormwater drainage) based upon Water Sensitive Urban Design principles, and including consideration of impacts on the surrounding environment, use of treated grey water, and ongoing monitoring and maintenance.
4.4	Liaise with the Department of Natural Resources and Department of Primary Industries/Fisheries in relation to any requirements for water use, water management and work within 40m of the top of the bank of rivers and streams, and free passage of fish in waterways.
<b>5.</b>	<b>Hazard Management and Mitigation</b>
5.1	Address the requirements of <i>Planning for Bush Fire Protection 2001</i> (RFS) and ensure required bushfire asset protection zones are located outside proposed conservation areas and buffer zones.
5.2	Address the requirements of relevant flooding data in relation to the subdivision design and layout and minimum site and floor levels. This should include consideration of the impacts of predicted sea level rise over next 100 years
5.3	Identify any areas of contamination on site and appropriate mitigation measures to ensure these can be managed in accordance with relevant statutory and non statutory requirements.
5.4	Identify the presence and extent of acid sulfate soils on the site and appropriate mitigation measures.
5.5	Identify any other site specific natural hazards where relevant, and mitigation measures.
<b>6.</b>	<b>Traffic Management and Access</b>
6.1	Prepare a 'Traffic Impact Study' in accordance with the RTA's Guide to Traffic Generating Development, which addresses but is not limited to the following matters: <ul style="list-style-type: none"> <li>• The RTA's Coffs Harbour Pacific Highway Planning Strategy.</li> <li>• The capacity of the road network to safely and efficiently cater for the additional vehicular traffic generated.</li> <li>• Potential construction and operational impacts on</li> </ul>

	<p>existing and proposed intersections/s in particular intersections/s with the Pacific Highway.</p> <ul style="list-style-type: none"> <li>Consider available public transport and additional demands for such transport, and provisions for pedestrians and cyclists.</li> </ul>
<b>7.</b>	<b>Noise</b>
7.1	Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures. This should include consideration of the impacts of the RTA's planned upgrade of this section of the Pacific Highway.
<b>8.</b>	<b>Infrastructure Provision</b>
8.1	In consultation with relevant agencies, address the existing capacity and requirements of the development for sewerage, water, electricity, telecommunications, waste disposal and gas.
8.2	Address the provision of public services and infrastructure having regard to the Council's section 94 Contribution Plan/s.
<b>9.</b>	<b>Heritage</b>
9.1	Identify whether the site has significance in relation to Aboriginal cultural heritage and identify appropriate measures to preserve any significance.
9.2	Identify any other items of European heritage significance and provide measures for conservation of such items.
<b>PART B: Key issues to be addressed in the Project Application Environmental Assessment for Stage 1 of the subdivision</b>	
<b>1.</b>	<b>Compliance with the requirements for the Concept Plan</b>
1.1	The Environmental Assessment must demonstrate consistency with all DGRs as detailed above in Part A, and the following additional matters.
<b>2.</b>	<b>Subdivision Layout and Design</b>
2.1	Demonstrate that the subdivision design and layout can provide for energy efficiency, safety, accessibility and housing diversity.
2.2	Outline possible building envelope, built form and design quality controls, and the means of implementing them.
<b>3.</b>	<b>Proposed Conservation Areas and Moonee Creek/Estuary Buffer Zones</b>
3.1	Outline the means for the long-term management of these areas, including: their ownership and control; public access; revegetation and rehabilitation works; weed management; and measures to control access by domestic animals.
<b>4.</b>	<b>Water Cycle Management and Impact on Watercourses, including Moonee Creek and estuary</b>
4.1	Provide a concept plan for Integrated Water Cycle Management (including stormwater concept plan/s) based upon Water Sensitive Urban Design principles, and including



	<p>consideration of impacts on the surrounding environment, use of treated grey water, and ongoing monitoring and maintenance.</p> <p><b>5. Hazard Management and Mitigation</b></p> <p>5.1 Submit a geotechnical assessment report that details appropriate geotechnical investigations to establish certainty in terms of site stability and suitability for the proposal.</p> <p><b>6. Traffic Management and Access</b></p> <p>6.1 Address impacts of additional intersection/s and access to the Pacific Highway, and address their closure upon the establishment of access via the local/collector road system set out in Council's Moonee DCP 2004.</p> <p><b>7. Earthworks and filling</b></p> <p>7.1 Address impacts of earthworks and filling on the existing hydrology and water quality, the conservation of animals, plants and habitat, and the management of acid sulphate soils and any contamination of the site.</p> <p>7.2 Provide details of the source of fill including types of material and soils, and details of suitable revegetation planting.</p>
<b>Consultation</b>	<p>You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:</p> <p>(a) <i>Agencies or other authorities:</i></p> <ul style="list-style-type: none"> <li>• Coffs Harbour City Council;</li> <li>• Department of Natural Resources;</li> <li>• Department of Environment and Conservation;</li> <li>• Department of Lands;</li> <li>• Department of Primary Industries/ Fisheries;</li> <li>• Roads and Traffic Authority;</li> <li>• NSW Rural Fire Service;</li> <li>• Solitary islands Marine Park Authority;</li> <li>• Country Energy;</li> <li>• Telstra;</li> <li>• Local Aboriginal Land Council/s.</li> </ul> <p>(b) <i>Public:</i></p> <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 should be described in the Environmental Assessment.</p>
<b>Deemed refusal period</b>	<b>60 days</b>

## Attachment 2

### Plans and Documents to accompany the Application

<p><b>Plans and Documents of the development</b></p>	<p>The following plans, and diagrams of your proposal as well as the relevant documents will be required to be submitted for the <b>Concept Plan application for all stages of the subdivision</b>:</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 and private open space.</li> </ul> </li> <li>2. 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, 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, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc).</li> <li>3. 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; and</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>4. The <b>Environmental Assessment</b> in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</li> <li>5. The <b>Subdivision plans</b> are to show the following:- <ul style="list-style-type: none"> <li>• General dimensions of proposed and/or existing allotments, for the concept plan;</li> <li>• Location of all structures proposed and retained on site;</li> <li>• North point;</li> <li>• Name of the road fronting the site;</li> <li>• Vegetation retention;</li> <li>• Access points; and</li> <li>• Type of subdivision proposed (Torrens, strata and/or community title).</li> </ul> </li> <li>6. <b>Stormwater Concept Plan</b> – illustrating the concept for stormwater management from the site;</li> <li>7. <b>Infrastructure Concept Plan</b> – illustrating the overall concept for infrastructure provision for the site, and primarily sewerage and water supply.</li> </ol>
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	<p>The following plans and diagrams of your proposal as well as relevant documents will be required to be submitted for the <b>Project Application for stage 1</b>:</p> <ol style="list-style-type: none"> <li>1. The <b>Environmental Assessment</b> in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.</li> <li>2. Detailed <b>Subdivision layout plans</b> to illustrate the following:- <ul style="list-style-type: none"> <li>• Location of all structures both proposed and retained on site;</li> <li>• North point;</li> <li>• Dimensions of proposed and/or existing allotments;</li> <li>• North point;</li> <li>• Name of the road fronting the site and other surrounding major roads;</li> <li>• Cross sections of roads, including gradients, widths, road names, footpaths etc.</li> <li>• Access points;</li> <li>• Title showing the description of the land with lot and DP numbers etc;</li> <li>• Type of subdivision proposed (Torrens, strata and/or community title).</li> <li>• Vegetation retention;</li> <li>• Any easements, covenants or other restrictions either existing or proposed on the site;</li> </ul> </li> <li>3. <b>Stormwater Plan</b> - illustrating the plan for stormwater management of 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.</li> <li>4. <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</li> <li>5. <b>Landscape 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> <li>6. <b>Waste Management Plan</b> – where demolition is proposed, a plan which addresses demolition and construction wastes that may be generated including likely quantities, proposed disposal destinations and best practices for safe handling and disposal in accordance with WorkCover's Occupational Health and Safety requirements must be provided;</li> <li>7. <b>Construction Management Plan</b> – 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..</li> </ol>
<p><b>Specialist advice</b></p>	<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"> <li>• Flora and Fauna;</li> <li>• Bushfire;</li> <li>• Traffic;</li> <li>• Landscaping;</li> </ul>

	<ul style="list-style-type: none"> <li>• Geotechnical and/or hydro geological (groundwater);</li> <li>• stormwater/drainage;</li> <li>• Urban Design/Architectural;</li> <li>• Contamination in accordance with the requirements of SEPP 55; and</li> <li>• Acid Sulphate Soil Management Plan;</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• Initially only 1 hard copy of the Environmental Assessment and 1 set of plans should be submitted to the Department, so that a preliminary test of adequacy can be carried out, prior to final submission of all documentation.</li> <li>• 10 hard copies of the Environmental Assessment;</li> <li>• 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale);</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below); and</li> <li>• If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.</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>

## 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
<b>Biodiversity</b>	
<b>Flora and Fauna</b>	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities, Working Draft (Department of Environment and Conservation, 2004)
	Draft Guidelines for Threatened Species Assessment (Departments of Environment and Conservation, and Primary Industries, 2005, available from Department of Planning)
	Atlas of NSW Wildlife (NSW National Parks and Wildlife Service)
	NSW BioNet Website ( <a href="http://www.bionet.nsw.gov.au">www.bionet.nsw.gov.au</a> )
	Threatened Species: Species, Populations, and Ecological Communities of NSW ( <a href="http://www.threatenedspecies.environment.nsw.gov.au/index.aspx">www.threatenedspecies.environment.nsw.gov.au/index.aspx</a> )
	Key Habitats and Corridors for Forest Fauna: A Landscape Framework for Conservation in North-East NSW (David Scotts NSW NPWS, Occasional Paper 32, June 2003)
	Interim Guidelines for Targeted and General Flora and Fauna Surveys under Native Vegetation Conservation Act (former Department of Land and Water Conservation 1999)
<b>Fish and Aquatic Ecosystems</b>	Policy and Guidelines Aquatic Habitat Management and Fish Conservation (NSW Fisheries, 1999)
	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)
	Policy and Guidelines for Fish Friendly Waterway Crossings (NSW Fisheries, 2003)
<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)
	Coastal Design Guidelines for NSW (Coastal Council of NSW, 2003)
	Far North Coast Regional Strategy (Department of Planning, draft, 2006)
	Coastal Dune Management Manual (Department of Land and Water Conservation, 2001)
	Rehabilitation Manual for Australian Streams (I Rutherford, K Jeries, N Marsh- Land and Water Resources Research and Development Corporation, 2000)
	NSW Wetlands Management Policy (Department of Land and Water

Aspect	Policy /Methodology
	Conservation, 1996)
	Coastal Lakes: Independent Inquiry into Coastal Lakes (Healthy Rivers Commission, 2002)
	Estuary Management Plan and Study, Moonee Creek, Final Draft Report (WBM Oceanics, 2006)
<b>Environmental Management Systems</b>	
	Guidelines for Preparation of Environmental Management Plans (DIPNR, 2004)
<b>Heritage</b>	
	The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter). Guidelines to the Burra Charter (Australia International Council on Monuments and Sites, 1999)
	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (Department Environment and Conservation 2005, available from Department of Planning)
	Aboriginal Cultural Heritage Standards & Guidelines Kit (DEC, 1997)
	NSW Heritage Manual and Assessing Heritage Significance (NSW Heritage Office, July 2001)
	NSW Heritage Manual (NSW Heritage Office, 1996)
	Assessing Heritage Significance: A NSW Heritage Manual update (NSW Heritage Office, 2001)
	Guidelines for Photographic Recording of Heritage Items (NSW Heritage Office, 1994)
	How to Prepare Archival Records of Heritage Items (NSW Heritage Office, 1998)
<b>Lighting</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Association of Australia, 1997, AS 4282)
<b>Noise &amp; Vibration</b>	
	Environmental Criteria for Road Traffic Noise (Department of Environment and Conservation 1999)
	Noise Guide for Local Government (Department of Environment and Conservation, 2004)
	Environmental Noise Management Manual (Roads and Traffic Authority, 2001)
	Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006)
	NSW Industrial Noise Policy (Department of Environment and Conservation, 2000)
	Interim Guidelines for Applicants: Consideration of Rail Noise and Vibration in the Planning Process (Rail Infrastructure Corporation & State Rail Authority, November 2003).
<b>Safety, Security &amp; Risk Assessment</b>	
	Crime Prevention and the Assessment of Development Applications (former PlanningNSW, April 2001)
	The Demolition of Structures (Standards Australia, 2001, AS 260)
	Multi-Level Risk Assessment Guidelines (former Department of Urban Affairs & Planning, 1999)

Aspect	Policy /Methodology
<b>Soils &amp; Contamination</b>	
	Acid Sulfate Soil Manual (Acid Sulfate Soils Management & Advisory Committee [ASSMAC], 1998; published by DUAP)
	Contaminated Sites: Sampling Design Guidelines (former Environment Protection Authority, 1995)
	Contaminated Sites: draft Guidelines for the NSW Auditor Scheme (former Environment and Protection Authority, 2 <sup>nd</sup> edition, 2002)
	Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (former Environment Protection Authority, 1999, revised 2003)
	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land, (former Department of Urban Affairs & Planning and the Environment Protection Authority 1998.
	Soil and Landscape Issues in Environmental Impact Assessment (former Department of Land and Water Conservation Technical Report No. 34, 2000)
	Taking on the Challenge: NSW Salinity Strategy (former Department of Land and Water Conservation, 2000)
<b>Sustainability</b>	
	The Building Sustainability Index, BASIX – <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
<b>Traffic, Transport &amp; Pedestrian &amp; Cyclist Facilities</b>	
	Guide to Traffic Generating Developments (Roads and Traffic Authority, 1993)
	Planning Guidelines for Walking and Cycling (former Department of Infrastructure Planning and Natural Resources & RTA, December 2004)
	Traffic Control at Worksites Guidelines (Roads and Traffic Authority, September 2003)
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Ausroads, 2003)
<b>Urban Design</b>	
	Neighbourhood Character: An Urban Design Approach for Identifying Neighbourhood Character (former Department of Urban Affairs and Planning, 1998)
	Residential Densities: A Handbook Illustrating the Urban Design Characteristics of Different Densities (former Department of Urban Affairs and Planning, 1998)
	Mixed Use in Urban Centres, Guidelines for Mixed Use Development, (PlanningNSW, 2001)
	Better Urban Living: Guidelines for Urban Housing in NSW, (former Urban Design Advisory Service & Department of Urban Affairs and Planning, 1998)
	Urban Form: An Urban Design Approach for Understanding the Urban Form of Regional Centres (former Department of Urban Affairs and Planning, 1998)
	Residential Flat Design Code (Urban Design Advisory Service, 2002)
	Residential Flat Design Pattern Book (Urban Design Advisory Service, 2001)

Aspect	Policy /Methodology
<b>Waste</b>	Wastewater Reuse in the Urban Environment: Selection of Technologies (LandCom, 2006)
<b>Water</b>	
<b>Water Quality</b>	Australian & New Zealand Guidelines for Fresh & Marine Water Quality (Australian & New Zealand Environment & Conservation Council (ANZECC), 2000)
	Coastal Lakes: Independent Inquiry into Coastal Lakes (Healthy Rivers Commission, April 2002)
	Marine Water Quality Objectives for NSW Ocean Waters, North Coast (Department of Environment and Conservation, 2005)
	Local Planning for Healthy Waterways: Using NSW Water Quality Objectives (Department of Environment and Conservation, 2006)
	Using the ANZECC Guidelines and Water Quality Objectives in NSW (Department of Environment and Conservation, 2006)
<b>Flooding &amp; the Floodplain</b>	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
	Restoring the Balance: Guidelines for Managing Floodgates and Drainage Systems on Coastal Floodplains (former NSW Agriculture/Department of Primary Industries, 2003)
<b>Groundwater</b>	Guidelines for Groundwater Protection in Australia (Australian & New Zealand Environment & Conservation Council (ANZECC), 1995)
	NSW Groundwater Policy Framework Document – General (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)
<b>Stormwater</b>	Water Sensitive Urban Design Strategy: Best Planning and Management Practices (Book Two) (NSW Landcom, 2004)
	Water Sensitive Planning Guide and Practice Notes for Sydney Region, (Upper Parramatta River Catchment Trust for WSUD in Sydney Region, 2003, www.wsud.org)
	Managing Urban Stormwater: Source Control (former Environment Protection Authority, draft 1998)
	Managing Urban Stormwater: Treatment Techniques (former Environment Protection Authority, draft 1997)
	Managing Urban Stormwater: Soils & Construction "The Blue Book" (NSW Landcom, 2004)
	Managing Urban Stormwater: Harvesting and Reuse (Department of Environment and Conservation, 2006)
	Australian Rainfall and Runoff (Institution of Engineers, Australia, revised edition 1997)
	Australian Runoff Quality (Institution of Engineers, Australia, 2005)
	Better Drainage: Guidelines for the Multiple Use of Drainage System (former PlanningNSW/DUAP, 1993)