

# Attachment 1

## Director-General's Environmental Assessment Requirements

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

Application number	07_0001
Project	<p>A <b>Project Application</b> for an 84.7ha open space corridor including:</p> <ul style="list-style-type: none"> <li>• 13 ha constructed wetland system;</li> <li>• playing fields;</li> <li>• walkways;</li> <li>• picnic areas;</li> <li>• conservation of existing remnant bushland; and</li> <li>• deposition of approximately 430,000m<sup>3</sup> of fill onto future residential lots and playing fields.</li> </ul>
Location	<p>Ocean Drive, Rainbow Beach, Bonny Hills  Part Lot 123 DP 1106943 and Lot 5 DP 25886 in the Port Macquarie-Hastings local government area</p>
Proponent	St Vincent's Foundation Pty Ltd
Date issued	31 May 2010
General requirements	<p>The Environmental Assessment (EA) for the <b>Project Application</b> must include:</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> <li>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</li> <li>8. An assessment of the key issues specified below and a table outlining how these key issues have been addressed</li> </ol>
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <p><b>1 Strategic Planning</b></p> <ol style="list-style-type: none"> <li>1.1 Justify the proposal with reference to relevant local, regional and State planning strategies including specific reference to Hastings Council's Area 14 Structure Plan. Provide justification for any inconsistencies with these planning strategies.</li> <li>1.2 The project application will need to demonstrate consistency with the</li> </ol>

concept plan application (MP06\_0085).

## **2 Landuse and Management**

- 2.1 Provide a detailed description of each of the proposed uses across the site and describe the relationship between open space, drainage and habitat functions.
- 2.2 Describe the proposed ownership and long-term management regime for each component of the site including playing fields, constructed wetland and general open space.

## **3 Earthworks and Filling**

- 3.1 Provide a detailed survey showing existing and proposed levels and quantities of fill required.
- 3.2 Describe the methods for excavation, transportation and spreading of fill. Address potential alternative sources of the fill required for the residential subdivision and playing fields.

## **4 Flora and Fauna**

- 4.1 Outline potential impacts on flora and fauna and their habitats (within the meaning of the *Threatened Species Conservation Act 1995* and the *Fisheries Management Act 1994*) across the site and, where relevant, provide conservation measures. Specifically address the impact of the constructed wetland on fish and their habitats.
- 4.2 Provide a vegetation management plan that describes the proposed revegetation and regeneration works across the site. Consider the role of the revegetation in the provision of habitat for threatened species including the Koala (with reference to Hastings Council's Area 14 Koala Plan of Management).
- 4.3 Address the potential for the constructed wetland to harbour aquatic weeds and, where necessary, identify measures for their management.

## **5 Water Cycle Management & Watercourses**

- 5.1 Address and outline measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles with reference to 'Area 14 Integrated Water Cycle Management Plan' (report to Hastings Council, 2006). Specifically describe the function of the constructed wetland within the larger IWCM plan for the site.
- 5.2 Assess the impacts of the proposal on surface and groundwater hydrology and quality. Specifically address any impacts on Duchess Gully and the ongoing management of the waterway and its riparian zone. Describe any potential impacts to the existing exfiltration system attached to the Bonny Hills Sewage Treatment Plant.

## **6 Hazard Management and Mitigation**

- 6.1 Address the requirements of *Planning for Bush Fire Protection 2006* (RFS) or relevant policy in the design of the proposal with regard to proposed adjacent land uses such as residential land and schools.
- 6.2 Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of SEPP 55 – Remediation of Land.
- 6.3 Identify the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures.
- 6.4 Provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005). Consider the potential impacts of any filling on the flood regime of the site and adjacent lands.
- 6.5 Assess the potential impacts of sea level rise and an increase in rainfall intensity on the flood regime of the site and adjacent lands with

	<p>consideration of Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007) and the draft NSW Coastal Planning Guideline: Adapting to Sea Level Rise.</p> <p><b>7 Heritage and Archaeology</b></p> <p>7.1 Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance (refer to <i>draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i> and <i>Interim Community Consultation Requirements for Applicants</i>).</p> <p>7.2 Identify any other items of European heritage significance and, where relevant, provide measures for conservation of such items.</p> <p><b>8 Public Access and Safety</b></p> <p>8.1 Propose measures for the provision of public access throughout the site, to proposed adjacent residential, retail, tourist and school sites and to Rainbow Beach.</p> <p>8.2 Provide an assessment of the potential impacts of the constructed wetland on public safety and liability and provide, where relevant, appropriate management measures.</p> <p><b>9 Construction Management</b></p> <p>9.1 Provide an assessment of the potential impacts during construction of the proposal. The assessment should include, but not be limited to, consideration of:</p> <ul style="list-style-type: none"> <li>• Truck movements required and traffic routes proposed for use;</li> <li>• Impacts on traffic and pedestrians;</li> <li>• Impacts on the amenity of adjoining properties including, noise, dust and sediment and erosion controls;</li> <li>• Where relevant, mitigation measures to manage identified impacts.</li> </ul>
<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>• Port Macquarie - Hastings Council;</li> <li>• Department of Environment, Climate Change and Water;</li> <li>• Roads and Traffic Authority;</li> <li>• NSW Rural Fire Service;</li> <li>• Land and Property Management Authority;</li> <li>• NSW Industry and Investment</li> <li>• NSW Office of Water; and</li> <li>• Department of Education and Training.</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

#### Plans and Documents of the development

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:

1. The **existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
  - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
  - the existing levels of the land in relation to buildings and roads;
  - location and height of existing structures on the site; and
  - location and height of adjacent buildings and private open space.
2. An **aerial photograph** of the subject site with the site boundary superimposed.
3. A **Site Analysis Plan** 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.).
4. A **locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
  - significant local features such as parks, community facilities and open space, water courses and heritage items;
  - the location and uses of existing buildings, shopping and employment areas;
  - traffic and road patterns, pedestrian routes and public transport nodes; and
  - 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.
5. **Subdivision plans** are to show the following:-
  - The location, boundary dimensions, site area and north point of the land, and names of roads fronting the land;
  - Title showing the description of the land with lot and DP numbers etc;
  - Existing and proposed subdivision pattern including all measurements and sites areas of existing and proposed allotments;
  - Location and details of all proposed roads and footpaths;
  - Location of all structures proposed and retained on site;
  - Cross sections of roads, including gradients, widths, road names, footpaths etc.
  - Existing and proposed finished levels in relation to roads, footpaths and structures;
  - Location and details of access points to the subdivision;
  - Existing vegetation on the land and vegetation to be retained;
  - Location of services and infrastructure, and proposed methods of draining the land;

	<ul style="list-style-type: none"> <li>Any easements, covenants or other restrictions either existing or proposed on the site;</li> <li>Type of subdivision proposed (Torrens, strata and/or community title).</li> </ul> <p>6. <b>Stormwater Concept Plan</b> - 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;</p> <p>7. <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;</p> <p>8. <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);</p> <p>9. <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;</p> <p>10. <b>View analysis</b> – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.</p>
<b>Specialist advice</b>	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practicing 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>Landscaping;</li> <li>Geotechnical and/or hydrogeological (groundwater);</li> <li>Stormwater/drainage;</li> <li>Odour;</li> <li>Urban Design/Architectural;</li> <li>Contamination in accordance with the requirements of SEPP 55; and</li> <li>Acid Sulfate Soil Management Plan.</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>
<b>Electronic Documents</b>	<p>Electronic documents presented to the Department for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> <li>All files should be approximately 5 Mb.</li> <li>Large files of more than 5 Mb will need to be broken down and supplied as different files.</li> </ul>



## 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>	
	Draft Guidelines for Threatened Species Assessment (DEC & DPI, 2005)
	Draft Threatened Biodiversity Survey and Assessment Guidelines (DEC, 2004)
	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)
<b>Coastal Planning</b>	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast, NSW Government, 1997
	Coastal Design Guidelines for NSW, PlanningNSW, February 2003
	NSW Wetlands Management Policy (DLWC, March 1996)
	Coastline Management Manual (NSW Government 1990)
<b>Community Consultation</b>	
	Guidelines For Major Project Community Consultation, (NSW Department of Planning, 2007) <a href="http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20Guide%20MajProjComConsult%20BRO.pdf">http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20Guide MajProjComConsult%20BRO.pdf</a>
<b>Bushfire</b>	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
<b>Contamination and Soils</b>	
	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	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).
<b>Environmental Management Systems</b>	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)

Aspect	Policy /Methodology
<b>Heritage</b>	
<b>Aboriginal</b>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
<b>Non-Indigenous</b>	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
<b>Noise</b>	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS 3671-1989)
<b>Safety and Hazards</b>	
	Electrical Safety Guidelines (Integral Energy)
<b>Traffic &amp; Transport</b>	
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
	Guide to Traffic Generating Developments (RTA, 2002)
<b>Urban Design: Cycleway/Pathway Design</b>	
	Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)
<b>Water</b>	
<b>Water Quality</b>	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)
<b>Effluent Reuse</b>	Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
<b>Floodplain</b>	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
	Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007)
<b>Groundwater</b>	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)
<b>Stormwater</b>	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
<b>Waterways</b>	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
<b>Wetlands</b>	NSW Wetlands Management Policy (DLWC 2000)