

Appendix 2 - Relationship of Environmental Assessment to Director General's Requirements

Item	Director General's Requirement	Reference in report - section	Page
1.	Executive summary	Executive Summary	12
2a	Any development options	2.4	
2b	Justification for the project, including environmental impacts, suitability of the site, and whether the project is in the public interest	2.1 4 4.1 4.15	
2c	Staged implementation of the project	2.6	
3.	Thorough site analysis (constraints mapping, existing environment description)	2.3	
4.	Relevant statutory and non-statutory provisions; non –compliances with provisions, including environmental planning instruments, regional strategies, and Development Control Plans.	3	
5.	Objects of the <i>Environmental Planning and Assessment Act 1979</i>	3.2.3	
6.	Impacts on matters of National Environmental Significance (Commonwealth <i>Environmental Protection and Biodiversity Conservation Act 1999</i>)	3.2.1	
7	Assessment of potential impacts of project and Draft Statement of Commitments	4 6	
8.	Plans and documents at Attachment 2		
	Existing site survey plan	Appendix 6	
	Aerial photograph	Figure 1	
	Site Analysis Plan	Figure 7	
	Locality/Context Plan	Figure 1	
	Subdivision Plans	Figure 8 Figure 9	
	Stormwater Concept Plan	Appendix	
	Erosion and Sediment Control Plan	Appendix 21	
	Landscape Concept Plan	Appendix 11	
	Construction Management Plan	Appendix 21	
	View Analysis	Appendix 10	
9.	Signed statement of the author		1
10.	Assessment of the key issues	See below	See below
	KEY ISSUES		
1.	Strategic Planning		
1.1	Justify the proposal with reference to any local, regional, and State planning strategies. Provide justification for any inconsistencies with these planning strategies.	3.4 3.7	
1.2	Demonstrate consistency with the Sustainability Criteria set out in the relevant Regional Strategy (including Draft Regional Strategies).	Appendix 3	
2	Subdivision Design, Layout and Desired Future Character		
2.1	Demonstrate the consistency of the proposal with the character of existing development in terms of the locality, street frontage, scale,	4.6	

Item	Director General's Requirement	Reference in report - section	Page
	building envelopes and future built form controls, aesthetics, energy and water efficiency and safety.		
2.2	Justification with the proposed lot layout including identification of mitigation measures such as setbacks and buffer zones.	4.6	
2.3	Demonstrate the consistency of the proposed subdivision design and layout with the <i>Coastal Design Guidelines for NSW, NSW Coastal Policy 1997, State Environmental Planning Policy (SEPP) 71 – Coastal Protection and SEPP (Housing for Seniors or People with a Disability) 2004</i> .	4.6	
2.4	Identify the type of subdivision proposed across the site ie. community, Torrens, strata.	4.6	
2.5	Provide details of potential building envelope, built form and design quality controls and the means for implementing them.	4.6 Appendices 8 & 9	
2.6	Provide details of any staging that demonstrates the lots will be released in an orderly and coordinated manner.	2.6	
2.7	Outline the long-term management and maintenance of any areas of open space of conservation including ownership and control, management and maintenance funding, public access, revegetation and rehabilitation works and bushfire management.	4.3.4 4.4.2 4.10.2 Appendix 8	
3.	Visual Impact		
	Address the visual impact of the proposal in the context of surrounding development and relevant mitigation measures. In particular, address impacts on the amenity of the foreshore, overshadowing of public reserves, loss of views from public places and cumulative impacts.	4.6.1	
4.	Infrastructure Provision		
4.1	Address existing capacity and requirements for the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies, Identify and describe staging, if any, of infrastructure works.	4.9	
4.2	Address and provide the likely scope of a planning agreement and/or developer contributions with Council/Government agencies (including reference to the North Bonville Developer Contributions Plan).	3.9.1	
5.	Traffic and Access		
5.1	Prepare a traffic impact study in accordance with Table 2.1 of the RTA's Guide to Traffic Generating developments which addresses, but is not limited to the following matters:	4.7	
	The capacity of the road network to safely and efficiently cater for the additional traffic generated;	As above	
	Access to and within the site, including impacts associated with the proposed collector road dissecting the seniors housing area;	As above	
	Servicing and parking arrangements;	As above	
	Intersection site distances;	As above	
	Connectivity to existing developments;	As above	

Item	Director General's Requirement	Reference in report - section	Page
	Impacts on public transport (including school bus routes);	As above	
	Provision of access for pedestrians and cyclists to, through and within the site	As above	
	Identify suitable mitigation measures, if required to ensure the efficient functioning of the road network.	As above	
5.2	Protect existing public access through Bongil Bongil National Park and provide, where appropriate, new opportunities for controlled public access including consideration for disabled access, where appropriate.	4.7.8 4.10 4.11	
6.1	<i>Contamination</i> Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of <i>SEPP 55 – Remediation of Land</i> .	4.3.1	
6.2	<i>Acid Sulfate Soils</i> Identify the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures.	4.3.2	
6.3	<i>Bushfire</i> Address the requirements of <i>Planning for Bushfire Protection 2006</i> (RFS)	4.3.4	
6.4	<i>Geotechnical</i> Provide an assessment of any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations that address limitations.	4.3.3	
	<i>Flooding</i>		
6.5	Provide an assessment of any flood risk on site including the potential effects of sea level rise and an increase in rainfall intensity in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) and Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007).	4.8.1	
6.6	Consider the potential impacts of any filling on the flood regime of the site and adjacent lands.	As above	
7	Water Quality Management		
7.1	Address and outline the measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles which addresses impacts on the surrounding environment, drainage and water quality controls for the catchment, and erosion and sedimentation controls at construction and operational stages.	4.8.3 4.8.4	
7.2	Outline management of site drainage and runoff, and the impact on watercourses, including consideration of the aquatic and riparian environment and proposed buffer zones.	As above	
7.3	Assess the impacts of the proposal on surface and groundwater hydrology and quality during both construction and occupation of the site.	As above	
8.	Heritage and Archaeology		

Item	Director General's Requirement	Reference in report - section	Page
8.1	Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance in accordance with the <i>Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A</i> . Aboriginal community consultation should be undertaken in accordance with <i>DECC's Interim Community Consultation Requirements for Applicants</i> .	4.5	
8.2	Identify any items of European heritage significance and, where relevant, provide measures for the conservation of such items.	As above	
9.	Flora and Fauna		
9.1	Outline potential impacts on aquatic and terrestrial flora and fauna and their habitats (within the meaning of the <i>Threatened Species Conservation Act 1995</i> and the <i>Fisheries Management Act 1994</i>), where relevant.	4.4	
9.2	Assessment should be undertaken in accordance with the Draft Guidelines for assessment of impacts on Threatened Species under Part 3A. Any identified threatened species should be discussed in detail, and measures provided for their conservation. Particular consideration should be given to the presence of Wallum froglet habitat in and near waterways on the development site.	As above	
9.3	Outline measures for the conservation of existing wildlife corridor values and/or connective importance of any vegetation on the subject land, including options for incorporating lands zoned Environmental Protection 7A Habitat and Catchment into the adjoining Bongil Bongil National Park	As above	
9.4	Address impacts of the development on the surrounding ecologically sensitive area including Bongil Bongil National Park and the Bonville Creek /Pine Creek Estuary system. The proposal should specifically address potential issues associated with informal access, weed invasion, rubbish dumping and domestic animals (including measures to protect koalas).	As above 4.8.3	
10.	Noise		
10.1	Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures.	4.12	
	Consultation You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment.	5	
(a)	<i>Agencies and authorities</i>	As above	
	Coffs Harbour City Council	As above	
	Department of Climate Change	As above	
	Department of Primary Industries	As above	
	NSW Rural Fire Service	As above	
	Department of Water and Energy	As above	
	Roads and Traffic Authority	As above	
	State Emergency Service	As above	
	Northern Rivers Catchment Management Authority	As above	

Item	Director General's Requirement	Reference in report - section	Page
	Local Aboriginal Land Council/s and other Aboriginal community groups	As above	
	Relevant infrastructure providers	As above	
(b)	<p><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>	As above	