



Planning

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Our ref: 09_0067
File ref: S09/00550

Moonee Parklands Trust
c/- Jason Wasiak
JW Planning Pty Ltd
PO Box 3252
VALENTINE NSW 2486

Dear Mr Wasiak

09_0067 Moonee Parklands Development at Moonee: Amended Director-General's Requirements for Environmental Assessment

Please find attached an amended copy of the Director-General's Environmental Assessment Requirements (DGRs). These have been amended to include further assessment requirements requested by the NSW Roads and Traffic Authority (RTA).

Under the 'Transport and Accessibility' section of the DGRs (Section 5), a new requirement specifically addressing access to Pacific Highway has been added (new Clause 5.9a). A further bullet point has also been added to Clause 5.10 regarding the construction access in currently in existence for the immediately adjacent Glades Estate development to the north. The two amendments have been underlined for clarity (refer to **Attachment 1** for a consolidated set of DGRs).

The amendments have been undertaken pursuant to section 75F(3) of the *Environmental Planning and Assessment Act 1979*.

DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

The Director-General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the 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 will be required upon submission of your proposal. A list of some relevant technical and policy guidelines which may assist in the preparation of the Environmental Assessment (EA) are attached at **Attachment 3**.

Note that the additional response from the RTA can be found at **Attachment 4** and must be added to the Agency Responses already sent to you on 15 January 2010.

It should be noted that the DGRs have been prepared based on the information provided to date. Under section 75F(3) of the *Environmental Planning and Assessment Act 1979* (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.

PUBLIC EXHIBITION

Prior to exhibiting the EA, 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 EA does not adequately address the DGRs, the Director-General may require you to revise the EA. Following this review period, the EA will be made publicly available for a minimum period of 30 days.

If the EA is not exhibited within 2 years of the date of issue of these requirements, you should consult further with the Director-General in relation to the preparation of the EA.

Please contact the Department at least two weeks before you propose to submit the EA for the project to determine the:

- fees applicable to the application. Note that you will need to provide a signed statement from a Quantity Surveyor to verify the capital investment value (CIV) of the project;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or electronic versions) of the EA that will be required.

MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance (NES), it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Commonwealth Department of the Environment, Water, Heritage and the Arts in Canberra (6274 1111 or www.environment.gov.au) to determine if the proposal is likely to have a significant impact on matters of NES and would require an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of NES. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary DGRs will need to be issued.

OTHER APPROVALS

Please note that under section 75U of the Act, Part 3A applications do not require certain permits/approvals required under other legislation. These matters are considered as part of the Part 3A assessment process. For example, Section 87 permits and Section 90 consents under the *National Parks and Wildlife Act 1974* are not required for Part 3A applications. Section 75U applies from the date of issue of the DGRs. Notwithstanding, the Department still requires an equivalent level of information within the EA as would ordinarily be required for the issue of any such permit/approval to enable an assessment of the relevant works. Please notify the Department should any sub-surface testing be required during the preparation of your EA.

If you have any queries regarding these requirements, please contact Tom FitzGerald using the contact details provided above.

Yours sincerely



Alan Bright
A/Director
Regional Projects
as delegate for the Director-General

8/2/10

Attachment 1

Director-General's Environmental Assessment Requirements

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

Application number
09_0067
Concept plan
Subdivide land into approximately 175 lots for residential purposes at Pacific Highway, Moonee (known as Moonee Parklands), and provide all normal urban infrastructure, the provision of part of a collector road linking Moonee Village with developments to the north, and the dedication of community and conservation land.
Location
Lot 1 DP1097743 and Lot 6 DP252223, at Pacific Highway, Moonee, in the Coffs Harbour City LGA
Proponent
Mooney Parklands Trust
Date issued
19 January 2010
General requirements
<p>The Environmental Assessment (EA) for the Concept Plan must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A detailed description of the proposal, including: <ul style="list-style-type: none"> • An outline of the scope of the project; • Discussion of different development options considered; • Justification for the proposed modification taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest; and • Detail of the proposed changes to staged implementation of the project. 3. A thorough site analysis including constraints mapping and description of the existing environment; 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; 5. Consideration of the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; 6. Consideration of impacts, if any, on matters of National Environmental Significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; 7. An assessment of the potential impacts of the project and a draft Statement of Commitments, including a description of mitigation and management options that will be used to avoid, remedy or mitigate identified environmental impacts associated with the project, to reduce risks to human health, and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented; 8. The plans and documents outlined in Attachment 2; 9. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and 10. An assessment of the key issues specified below and a table outlining where in the EA these key issues have been addressed.

Key Issues

The EA must address the following key issues:

1. Strategic Planning

- 1.1 Justify the proposal with reference to relevant local, regional and State planning strategies. In particular provide justification for any inconsistencies with these planning strategies.
- 1.2 Consider the consistency of the proposal with the draft Local Environmental Plan for the Moonee area (Amendment 24 to *Coffs Harbour Local Environmental Plan 2000*), and the *Moonee Development Control Plan 2004*.
- 1.3 Consider the provisions of the *Moonee Creek Estuary Management Plan* in regard to all relevant issues, including but not limited to, water quality/quantity, flooding and flora and fauna.
- 1.4 The EA should address how the development will enhance connectivity between proposed developments to the north and south of the subject site – particularly transport connections, services, and open space.

2. Subdivision Design, Layout and Desired Future Character

- 2.1 Demonstrate the consistency of the proposed subdivision design and layout with the *North Coast Urban Design Guidelines*, *Coastal Design Guidelines for NSW*, *NSW Coastal Policy 1997* and *SEPP 71 – Coastal Protection*.
- 2.2 Identify the type of subdivision proposed across the site i.e. community title, Torrens, strata. A draft community management statement should be provided if any community title is proposed.
- 2.3 Demonstrate that the proposal provides for the establishment of a suitable neighbourhood character for the area. Provide details of potential building envelopes, built form, potential housing typologies, aesthetics, energy and water efficiency, public safety, any proposed design quality controls and the means for implementing them, and identify opportunities to orientate allotment configurations and shapes to maximise solar access, aspect and views.
- 2.4 Provide details of any staging that demonstrates the lots will be released in an orderly and coordinated manner, including the release of allotments for sale, the installation of services and infrastructure.
- 2.5 Outline the long-term management and maintenance of any areas of open space or conservation including ownership and control, management and maintenance funding, public access, revegetation and rehabilitation works and bushfire management.
- 2.6 Provide for treatment of the Environmental Protection 7B Scenic Buffer Zone adjacent to Pacific Highway that is consistent with the aim and objectives of the zone.

Earthworks

- 2.7 Provide an outline of any bulk earthworks required to modify the site to enhance its suitability for residential development. Provide an indicative plan of areas of cut and fill, sediment and erosion controls, pre and post-construction topography, and identify how construction effects will be managed to avoid, remedy or mitigate adverse environmental impacts (i.e the development of a Site Management Plan).

3. Visual Impact

- 3.1 Address the visual impact of the proposal in the context of surrounding development and provide appropriate mitigation measures. In particular address impacts on views from public places, the visual impact of any acoustic measures to mitigate highway traffic noise, and cumulative impacts.

4. Infrastructure Provision

- 4.1 Identify existing capacity of, and requirements for the provision of all appropriate services and infrastructure, including: sewerage, water, stormwater, electricity, waste disposal, telecommunications, gas, open space, roads and transport, pedestrian and cycle-friendly infrastructure, community facilities and social infrastructure. Undertake consultation with relevant agencies and provide evidence of this consultation. Identify and describe staging, if any, of proposed infrastructure works.
- 4.2 Address and provide the likely scope of any planning agreements and/or development contributions with Council/ Government agencies (including relevant community/state infrastructure contributions).

5. Transport and Accessibility

- 5.1 Prepare a transport and accessibility impact study in accordance with Table 2.1 of the RTA's *Guide to Traffic Generating Developments*.

Alternative Modes of Transport

- 5.2 Address how the Proposal is consistent with the objectives and principles of the NSW Government's *Integrating Land Use and Transport Policy* package and the *NSW Planning Guidelines for Walking and Cycling*.
- 5.3 Identify measures to manage travel demand and increase the use of public and non-car transport modes.
- 5.4 Outline any proposed cycleways and ensure connectivity with existing or proposed cycleways in the area.
- 5.5 Identify the likely transport infrastructure and recurrent servicing costs for Government in proceeding with the development.

Traffic and Roads

- 5.6 Demonstrate that the proposed road layout can achieve a high degree of pedestrian and cycle access, and can support future bus access in accordance with the NSWTI bus planning guidelines for regional areas. Also identify and address how staging of the development will impact on accessibility across different transport modes.
- 5.7 Demonstrate that the proposed internal road layout maximises connectivity within the development, to the broader Moonee area, and to the surrounding environment.
- 5.8 Address how access will be managed to Lot 2 DP1097743 (K & S Albert).
- 5.9 Analyse the impacts of an expected increase in traffic on the existing road network surrounding the site, and provide measures to ensure that traffic impacts on the existing and future local road network are minimised.
- 5.9a Provide details of the proposed staging/timing of the development with respect to the Pacific Highway Upgrade (Sapphire to Woolgoolga), the development of Glades Estate to the north (currently described as Lots 1 & 2 DP725785), and the development of the Bateman site to the south (Lot 5 DP252223). In particular the Glades Estate has triggered interim upgrades to the Moonee Beach Rd/Pacific Highway intersection prior to the construction of the Pacific Highway Upgrade – address how the Proposal will interact with this interim access and outline any arrangements made to facilitate this.
- 5.10 Outline any proposed temporary access to the site for construction traffic and provide an assessment of the feasibility and environmental impacts of this access, including:
- Provide details of any proposed access to the site for construction purposes e.g. is it proposed to share the existing temporary arrangements to the Glades Estate?
 - Provide justification for the proposed location and design of the temporary access and its suitability;
 - identify the expected life of the temporary access and any staging of works and/or construction of the permanent road alignment;
 - identify how the temporary intersection is proposed to be controlled;
 - provide an assessment of the safety and capability of the proposed temporary intersection; and
 - address any potential adverse environmental effects (including noise, amenity etc) for adjacent landowners.

Public Access

- 5.11 Consider, where appropriate, new opportunities for controlled public access to Moonee Creek. Note the submission from the Land and Property Management Authority (see Attachment 4) and address the potential for impacts resulting from unregulated public access to the Creek. Consider access for the disabled, where appropriate.
- 5.12 Consider issues associated with an increase in public access to Moonee and Cunningham's Creeks and provide appropriate mitigation/management measures.

6. Hazard Management and Mitigation

Contamination

- 6.1 Identify any deep soil, surface water and groundwater contamination on site and assess appropriate mitigation measures and monitoring program necessary in accordance with the provisions of *SEPP 55 – Remediation of Land*.

Acid Sulfate Soils

6.2	Identify the presence and extent of acid sulfate soils (ASS) and potential acid sulphate soils (PASS) on the site and, where relevant, provide appropriate mitigation measures for the development's construction and operational stages. Identify the need for an Acid Sulfate Management Plan and prepare if necessary (prepared in accordance with ASSMAC Guidelines).
Bushfire	
6.3	Address the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS) and ensure that any proposed Asset Protection Zones do not adversely affect environmental objectives (e.g. buffers) and provision is made for their appropriate management into the future.
Geotechnical	
6.4	Provide an updated assessment of any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations that address these limitations.
Flooding	
6.5	Provide an updated assessment of any flood risk on site (for the full range of floods including events greater than the design flood, up to probable maximum flood; and from coastal inundation, catchment based flooding or a combination of the two) and having consideration of any relevant provisions of the <i>NSW Floodplain Development Manual 2005</i> , the <i>NSW Sea Level Rise Policy Statement</i> (DECCW, 2009), the <i>Draft Flood Risk Management Guide: Incorporating Sea Level Rise Benchmarks in Flood Risk Assessments</i> (DECCW, 2009), and the <i>Draft NSW Coastal Planning Guideline: Adapting to Sea Level Rise</i> (DoP, 2009). The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, address the impact of the development (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event.
6.6	Assess the potential impacts of sea level rise and increases in rainfall intensity on the flood regime of the site and adjacent lands.
7. Stormwater	
7.1	Address stormwater quality and quantity, including lawful points of discharge. A comprehensive stormwater management plan should be provided that allows for the appropriate management of stormwater and ensures there are no adverse environmental impacts as a result of the proposal. The plan must also include a conceptual design layout for the preferred stormwater treatment train showing location, size and key functional elements of each part of the system and identify the anticipated effect of each element.
7.2	Address and outline measures for Integrated Water Cycle Management based on Water Sensitive Urban Design principles which addresses impacts on the surrounding environment, drainage and water quality and quantity controls for the catchment, so that there is no water pollution resulting from the development.
8. Surface water	
8.1	In accordance with the correspondence from the NSW Office of Water and DECCW (refer to Attachment 4), provide an assessment of any impacts on surface water (particularly Cunningham Creek and Moonee Creek) as a result of the development, including any impacts on quantity, quality and the functioning of the hydrological regime.
8.2	Provide an assessment of measures to ensure the following water quality objectives for the proposal are met: <ul style="list-style-type: none"> • There is no pollution of waters during the construction and operational phases; • There is no inconsistency with any Statement of Joint Intent established by the Healthy Rivers Commission; and • Ensure the proposal is not inconsistent with the relevant River Flow Objectives and Water Quality Objectives for the area.
Riparian Areas	
8.3	Identify all riparian areas on site including any creeks, wetlands, drainage lines etc. Address measures to protect, manage and restore the riparian corridor and adjacent aquatic habitats within Moonee Creek and Cunningham Creek (including rehabilitation, planting, monitoring, and ongoing maintenance). The protection and restoration of riparian zones will maintain and improve the ecological functions of watercourses and forms a key part of ensuring appropriate water quality is achieved. If any works are proposed within the riparian areas (such as bridges, culverts, stormwater outlets, walking tracks etc...) then this should be identified. Address the

comments from the Land and Property Management Authority (LPMA) regarding development of a Vegetation Management Plan.

9. Groundwater

- 9.1 In accordance with the correspondence from the NSW Office of Water (refer to Attachment 4), provide an assessment of groundwater issues associated with the development, the location of the water table, the nature and profile of the groundwater regime, if any works will intercept the water table, any potential contamination issues, any proposed use of groundwater resources, any associated impacts on registered bores, any works that may result in increased groundwater discharge, impact on the stability of potential acid sulfate soils in the vicinity, or affect groundwater dependent native vegetation, and any impacts on the quantity and quality of groundwater.

10. Heritage and Archaeology

- 10.1 Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. The assessment must address the information and consultation requirements of the draft *Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation* (DEC 2005).
- 10.2 Carry out a detailed heritage assessment by a suitably qualified consultant that includes consultation undertaken with the relevant Local Aboriginal Land Council/s and Aboriginal community groups. The assessment should include:
- Up to date surveys by suitably qualified archaeological consultants and include evidence of consultation with traditional Aboriginal custodians;
 - Identification of the nature and extent of impacts on Aboriginal Cultural Heritage values across the project area. If impacts are proposed as part of the final development, clear justification for such impacts should be provided;
 - A description of the actions that will be taken to avoid or mitigate impacts of the project on Aboriginal Cultural Heritage values. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented;
 - An assessment of the archaeological and Aboriginal significance of the site's Aboriginal Cultural Heritage values. If impacts on Aboriginal cultural values are proposed as part of the final development, an assessment of the regional significance of the values to be impacted, the extent to which these values are protected elsewhere in the landscape and consideration of the proposed impacts in the context of 'intergenerational equity' should be undertaken; and
 - Evidence that effective community consultation with Aboriginal communities has been undertaken in assessing impacts, developing options and making final recommendations. DECCW supports broad-based Aboriginal community consultation and as a guide the 'Interim Community Consultation Requirements for Applicants' provides a useful model to follow.
- 10.3 Identify any items of non-indigenous heritage significance and, where relevant, provide measures for the conservation of such items.

11. Flora and Fauna

- 11.1 Provide an up-to-date assessment of any potential direct and indirect impacts of the development on flora and fauna, taking into consideration impacts on any threatened species, populations, ecological communities and/or critical habitat and any relevant recovery plan in accordance with the draft *Guideline for Threatened Species Assessment (Part 3A)* and *Threatened Species Assessment Guideline: The Assessment of Significance*. Describe the actions that will be taken to avoid or mitigate impacts or compensate unavoidable impacts on native flora and fauna, where relevant.
- 11.2 The assessment should specifically report on the guiding principles for threatened species assessment at section 1.2 of the draft *Guideline for Threatened Species Assessment (Part 3A)*.
- 11.3 Provide an assessment of the proposal that ensures (if possible) adverse impacts on identified areas of ecological significance are avoided or mitigated (including the adjacent Moonee Creek wetland, Endangered Ecological Communities e.g. coastal saltmarsh, protected ecosystems e.g. mangroves, and threatened species habitat etc), including the establishment of appropriate buffers and other measures.
- 11.4 A field survey of the site should be conducted as part of this assessment in accordance with DECCW's *Threatened Biodiversity Survey and Assessment Guidelines*.

11.5	Address, where relevant, the provisions of the <i>Moonee Creek Estuary Management Plan</i> , the <i>Coffs City Harbour Council Koala Plan of Management</i> , and the draft <i>Coffs Harbour Priority Habitats and Corridors Strategy</i> .
11.6	Outline measures for the conservation and management of existing wildlife corridor values and/or connective importance of any vegetation on the subject land.
11.7	Include provision for appropriate environmental buffers between the development and the Solitary Islands Marine Park (refer to the advice from the Solitary Islands Marine Park Authority in Attachment 4). Address how climate change is accounted for when designing environmental buffers to waterways, and ensure that buffers can maintain their integrity throughout the expected lifespan of the development.
12. Biting Insects	
12.1	Address the potential for an increase in the impact of biting insects on the amenity of the area, in particular salt marsh mosquitoes. The assessment should address impacts on future residents, and potential increases in mosquito borne disease. Undertake consultation with Council and the NSW Area Health Authority and provide for measures to control and ameliorate their effects, including measures to minimise their breeding habitat. Prepare a biting insect management plan if the problems are considered severe.
13. Noise	
13.1	Assess any potential noise impacts resulting from, and impacting on, the development. In particular the potential impacts from road traffic noise for future residents from Pacific Highway and the proposed Moonee collector road. Outline appropriate mitigation measures to mitigate noise impacts.
14. Socio-economic Impacts	
14.1	Provide a social impact assessment for the development. Address the social and economic context of the development in terms of infrastructure requirements, public transport, community services and facilities (including schools and medical services). Identify the need for any additional and/or augmentation of social and community infrastructure and resources. In particular explore the potential and methods for a new educational facility to be provided for.
14.2	Identify opportunities to incorporate affordable housing into the proposal.
Consultation	
<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"> • Coffs Harbour City Council; • Solitary Islands Marine Park Authority; • Department of Environment, Climate Change and Water; • NSW Office of Water; • Department of Housing; • Northern Rivers Catchment Management Authority; • NSW Rural Fire Service; • Land and Property Management Authority – especially in relation to Crown roads and owners consent issues; • Department of Transport and Infrastructure; • Roads and Traffic Authority; • Department of Health; • Local Aboriginal Land Council; • Department of Education and Training. <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>	
Deemed Refusal Period	
60 days	

Attachment 2

Plans and Documents to accompany the Application

Plans and Documents of the development	<p>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:</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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. A zoning plan must be provided which shows the existing zoning overlaid with the proposed zoning put forward by Amendment 24 to the <i>Coffs Harbour City Council Local Environment Plan 2000</i>, and the proposed development layout. An extract of the land use table or relevant clauses from the subject LEP is required. 6. Subdivision concept plans are to show the following:- <ul style="list-style-type: none"> • 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 general dimensions and site areas of existing and proposed allotments; • Location and details of all proposed roads and footpaths; • Location of all structures proposed and retained on site; • 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;
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	<ul style="list-style-type: none"> Any easements, covenants or other restrictions either existing or proposed on the site; Type of subdivision proposed (Torrens, strata and/or community title). Cross sections of roads, including gradients, widths, road names, footpaths etc. Existing and proposed finished levels in relation to roads, footpaths and structures; Riparian zones, including any creeks, wetlands, drainage lines etc. Landforming plan showing all areas of cut and fill, including pre and post development levels and associated drainage and retaining structures. <p>7. Stormwater Management Plan - 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. 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>8. Landscape Concept Plan – showing planting design and plant/tree species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised in relation to the treatment of communal/public open space areas, footpaths, driveways and the public domain including details of street trees, furniture, signage, lighting and surface treatments (i.e. pavers).</p>
Specialist advice	<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"> Planning; Flora and Fauna; Bushfire; Transport; Landscaping; Geotechnical and/or hydrogeological (groundwater); Stormwater/drainage; Water quality; Flooding; Urban Design/Architectural; Contamination in accordance with the requirements of SEPP 55; and Acid Sulfate Soils.
Documents to be submitted	<ul style="list-style-type: none"> 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. 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.
Electronic Documents	<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"> 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; 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; 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;

- Graphic images will need to be provided as [.gif] files;
- Photographic images should be provided as [.jpg] files;
- Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each; and
- 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.

Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.

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 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
Biodiversity	
	Draft Guidelines for Threatened Species Assessment (Part 3A) (DEC & DPI, 2005)
	Threatened Species Assessment Guideline: The Assessment of Significance (DECC, 2007)
	Threatened Biodiversity Survey and Assessment Guidelines (DECCW, 2009)
	Guidelines for Development Adjoining DECC Land (DECC, 2008)
	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)
Coastal Planning	
	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)
	Northern Rivers Farmland Protection Project (DIPNR & DPI, 2005)
Community Consultation	
	Guidelines For Major Project Community Consultation, (NSW Department of Planning, 2007)
Bushfire	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
Contamination and Soils	
	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).
	National Environment Protection (Assessment of Site Contamination) Measure (NEPC 1999)

Aspect	Policy /Methodology
	Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites (EPA, 1997)
	Contaminated Sites – Guidelines on Significant Risk of Harm and Duty to Report (EPA, 1999)
Environmental Management Systems	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)
Heritage	
Aboriginal	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
	Part 3A EP&A Act Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (Department of Planning & DEC, 2007)
Non-Indigenous	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
Noise	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	NSW Industrial Noise Policy (EPA, 1999)
	Chapter 171 Noise Control Guideline, <i>Construction Site Noise, Environmental Noise Control Manual</i> , 1994
	Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS.3671-1989)
	Interim Construction Noise Guideline (DECC, 2009)
Safety and Hazards	
	Electrical Safety Guidelines (Integral Energy)
	Crime prevention and assessment of development applications 2001
Traffic & Transport	
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
	Guide to Traffic Generating Developments (RTA, 2002)
Urban Design: Cycleway/Pathway Design	
	Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)
Vibration	
	Assessing Vibration: A Technical Guideline (DEC, 2006)
Water	
Water Quantity	NSW Farm Dams Policy (DNR, 1999)
Water Quality	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)
	NWQMS Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC, 2000)

Aspect	Policy /Methodology
	Healthy Rivers Commission Report into Coastal Lakes and Statement of Joint Intent
	State Water Management Outcomes Plan
Effluent Reuse	Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC 2000)
	Environmental and Health Protection Guidelines: 'Onsite Sewage Management for Single Households', February 1998 (Silver Book)
Floodplain	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)
Groundwater	NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2)
	NSW State Groundwater Quality Protection Policy (DLWC 1998)
	NSW Groundwater Policy Framework Document – General (DWE)
	NSW Groundwater Quantity Management Policy (DWE)
	NSW Groundwater Quality Management Policy (DWE)
	NSW State Groundwater Dependent Ecosystem Policy (DWE)
	NSW State Rivers and Estuaries Policy (DWE)
	NSW Wetlands Management Policy (DWE)
	NSW Farm Dams Policy (DWE)
	NSW Salinity Strategy (DWE)
	NSW Water Conservation Strategy(DWE)
Stormwater	Managing Urban Stormwater: Soils & Construction – Volume 1 (NSW Landcom, March 2004) – "The Blue Book"
	Managing Urban Stormwater: Soils & Construction – Volume 2 (DECC, January 2008)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, May 2006)
	Constructed Wetlands Manual (NSW DLWC 1998)
Waterways	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
	Guidelines for Controlled Activities - Riparian Corridors, Watercourse crossings, laying pipes and cables in watercourses, outlet structures, and in-stream works (DWE, 2008)
	Independent Public Inquiry into Coastal Lakes: Final Report (Healthy Rivers Commission, 2002)
Wetlands	NSW Wetlands Management Policy (DLWC 2000)
	NSW State of the Rivers and Estuaries Policy (DWE 1993)
Planning	
	State Environmental Planning Policy (Affordable Rental Housing) 2009 - Director-General's Site Compatibility Certificate: Guidelines For Applications (DoP, 2009)
	State Environmental Planning Policy (Affordable Rental Housing) 2009 - Notes for Industry (DoP, 2009)

Aspect	Policy /Methodology
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	State Environmental Planning Policy (Affordable Rental Housing) 2009 - Community Guide (DoP, 2009)
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Attachment 4

Agency Responses to Request for Key Issues

Thomas FitzGerald - RE: Moonee Parklands 09_0067 DGRs

From: BARNETT Vanessa A <Vanessa_BARNETT@rta.nsw.gov.au>
To: Thomas FitzGerald <Thomas.FitzGerald@planning.nsw.gov.au>
Date: 2/02/2010 11:54 AM
Subject: RE: Moonee Parklands 09_0067 DGRs

Hi Tom

After much discussion, we have decided that the existing DGR's would mostly satisfy our assessment requirements.

There are just a few study requirements I would like to add for the applicants consideration, these will be considered by the RTA at the EA stage;

- Details of the proposed timing/staging in accordance with the Pacific Highway Upgrade (Sapphire to Woolgoolga), the Glades Estate and the Bateman Site. In particular, the Glades Estate has triggered upgrades to the Moonee Beach/Pac Hwy intersection prior to the construction of the Pacific highway Upgrade. Given the cumulative impact of all North Moonee developments the applicant may be required to enter into a contribution scheme/arrangement for this interim treatment.
- Details of the proposed access to the site during construction ie is the applicant planning to share the existing temporary arrangements to the Glades Estate

Could you please forward these to the applicant so they can address them in their EA.

Should you or the applicant have any further enquiries please contact me on 6640 1347.

Thanks for you patience Tom.

Kind Regards

VANESSA BARNETT

Urban Planner
 P&A, Northern Region
 RTA Grafton

P 6640 1347

E Vanessa_Barnett@rta.nsw.gov.au

From: Thomas FitzGerald [mailto:Thomas.FitzGerald@planning.nsw.gov.au]
Sent: Tuesday, 2 February 2010 11:24 AM
To: BARNETT Vanessa A
Subject: RE: Moonee Parklands 09_0067 DGRs

Hi Vanessa, any word on further information requirements for the Moonee Parklands proposal?

Cheers, Tom.

>>> BARNETT Vanessa A <Vanessa_BARNETT@rta.nsw.gov.au> 22/01/2010 9:54 am >>>
 Hi Tom

I have reviewed the DGR's but am still awaiting the return of Michael Baldwin to clarify my comments. I will complete these on Wednesday and will email them asap if this still suits.

Kind Regards

Vanessa Barnett

Urban Planner
P&A, Northern Region
RTA GRAFTON

P 6640 1347
E Vanessa_Barnett@rta.nsw.gov.au

From: Thomas FitzGerald [mailto:Thomas.FitzGerald@planning.nsw.gov.au]
Sent: Friday, 22 January 2010 9:47 AM
To: BARNETT Vanessa A
Subject: Moonee Parklands 09_0067 DGRs

Hi Vanessa, Did you receive the DGRs I sent you the other day? Just wanting to confirm when you might be able to get back to with comments/additions?

Cheers, Tom.

Tom FitzGerald
A/Senior Environmental Planner
Regional Projects - North Coast
NSW Department of Planning
23 - 33 Bridge Street Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
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P: 02 9228 6521 | F: 02 9228 6540



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