

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 07_0117
Project	<p>The proponent is seeking Project Approval to construct a residential development at Currawong, including:</p> <ul style="list-style-type: none"> ▪ retention and refurbishment of 9 existing cabins; ▪ retention and refurbishment of the Midholme farmhouse; ▪ construction of 25 houses with lightweight construction sensitive to the ecological values of the site and having regard to bushfire protection measures; ▪ creation of community lots for private open space, bushfire asset protection zones and creek riparian corridors; ▪ dedication of 12.4ha of the site to Ku-ring-gai Chase National Park; ▪ creation of 0.5ha public access to beach above high water mark; and ▪ remediation of surrounding bushland and creation of buffer to National Park.
Site	Land known as 'Currawong' comprising Lot 10 DP1092275, Lot 1 DP166328, Lot 4 DP978424 and Lot 1 DP337208. Pittwater LGA
Proponent	Architectus Sydney on behalf of Eco Villages Australia Pty Ltd
Date of Issue	28 September 2007
Date of Expiration	28 September 2009 (2 years from the Date of Issue)
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> (1) an executive summary; (2) a description of the proposal including: <ul style="list-style-type: none"> ○ textual and diagrammatic articulation of the proposal, including topographic maps showing areas of environmental significance in relation to the proposal; ○ any proposed staging for construction of the proposal; ○ a thorough site analysis and description of the existing environment; and ○ suitability of the site for the proposed development; (3) justification for the project and alternatives considered; (4) project objectives; (5) a consideration of all relevant NSW State Environmental Planning Policies, particularly SEPP 71, applicable planning instruments, other relevant legislation and relevant planning strategies, including justification of any proposed variations from these; (6) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; (7) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures; and (8) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must address the following key issues in terms of both construction and operational impacts of the proposal and mitigation measures, where relevant:</p> <p>Heritage</p> <ul style="list-style-type: none"> • Detail National, State and local heritage significance of the site, both Aboriginal and non-Aboriginal, including items or aspects listed or proposed to be listed on local, State and National heritage lists and consideration of landscaping, views and built fabric and existing internal spaces, particularly those of Midholme farmhouse and existing cabins. • Assess the potential archaeological resources of the site, including any requirement for seeking excavation permits. • Assess the impacts of the proposal on the heritage significance of the area, site and its components, including both archaeological and cultural heritage value. • Detail how appropriate public access would be retained to heritage and cultural places, both Aboriginal and non-Aboriginal. <p>Non-Aboriginal</p> <ul style="list-style-type: none"> • Assess potential impact on non-Aboriginal heritage in accordance with NSW Heritage Office guidelines as described in the attached correspondence, including a

Statement of Heritage Impact and Conservation Management Plan as required.

Aboriginal

- Assess any impacts upon Aboriginal heritage in accordance with *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation*.
- Demonstrate that effective community consultation has been undertaken with the Aboriginal community, particularly the Metropolitan Local Aboriginal Land Council and Northern Area Aboriginal Heritage Officer.

Subdivision

- Provide proposed plans of subdivision that identify all covenants, easements and notations proposed for each land title and, if relevant, how the subdivision is to be staged.
- Provide information regarding management arrangements of the site, including Asset Protection Zones, riparian zones and recreation areas.
- Give consideration as to whether the nominated Private Recreation Zone should be Public Recreation Zone and justify the proposed zoning.
- Include details of any future management regimes for environmental protection areas.

Urban Design and Built Form

- Demonstrate that the proposed development is consistent with the *Coastal Design Guidelines for NSW* and *NSW Coastal Policy (1997)*.
- Demonstrate that the proposed development is located in the most appropriate part of the site in terms of environmental impact (including visual amenity, ecological impact, heritage, bushfire and flooding) and functionality.
- Demonstrate that the type, bulk, scale, size and design quality on the site respond to the location (and the location's wider context) and its character and function appropriately.
- Demonstrate that the subdivision layout responds positively to the site and proposed residential development considering solar access, orientation and slope, drainage, access, retention of special features such as bushland and views, utility provision, heritage and archaeological conservation, public access and bushfire management.
- Assess in accordance with SEPP 71 requirements, including potential coastal hazards in the short and long term.
- Outline the existing and proposed footprints, GFA, heights, materials, colours, and footprints as well as landscaping. Photomontages of the proposed development in the existing landscape are to be provided.
- Address the visual impact of the project, including required clearing and maintenance works, in the context of adjoining development, impact on any heritage items (on-site or in the vicinity) and the development as viewed from publicly accessible areas and the natural environment, including Pittwater.

Traffic and Access

- Address any impacts arising from foreshore or other access to or on the site, during both construction and operation.
- Include any proposed changes to jetty mooring capacity, any other arrangements for boats that may be required including mooring on and off-site, proposed car parking arrangements including any additional arrangements that may be required off-site, proposed emergency evacuation or delivery of emergency services and public access to the foreshore.

Flora and Fauna

- Assess impact on flora and fauna in accordance with the draft *Guideline for Threatened Species Assessment July 2005* (attached) specific to Part 3A of the *Environmental Planning and Assessment Act 1979*.
- Address potential impacts on both terrestrial and aquatic threatened species and ecological communities, and their habitat, having regard to the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999 Guide to implementation in NSW May 2007* and any relevant draft or final recovery plans.
- Conduct and report on field surveys in accordance with the draft *NSW Threatened Species Survey and Assessment Guidelines* (available from DECC).

- Undertake specific field surveys for the Southern Brown Bandicoot, in accordance with the above guidelines, if the proposal will directly impact on potential habitat or if it is proposed that domestic animals be allowed to be kept on site following development.
- Assess potential impacts on riparian land on the site and clearly describe and map the riparian zones to be preserved. Follow DWE guidelines for such assessment and for stream classification (see separate DWE comments).
- Assess all potential activities that may impact aquatic ecosystems and threatened species including construction, dredging, reclamation or blocking of fish passage. Include an assessment of water nutrient loads and potential impacts.
- Describe measures to be taken to avoid or mitigate impacts of the project on threatened species and their habitat, including pets to be permitted on-site and plant species to be used for landscaping, and assess the effectiveness, reliability and any residual impacts of these measures.

National Park

- Address impacts on the Ku-ring-gai Chase National Park or land that is to be dedicated to the National Park, including erosion and sediment control, stormwater runoff, management implications, pets, weeds, edge effects, boundary encroachments, ecological connectivity, fire and location of asset protection zones and their impact on threatened species and their habitats.
- Give consideration as to whether the full potential for transfer of land to the National Park has been explored and justify the final proposed zoning.
- Provide evidence that DECC is willing to accept transfer of land to the National Park.

Bushfire

- Demonstrate compliance with *Planning for Bush Fire Protection 2006* and Australian Standard 3959-1999 *Construction of buildings in bushfire-prone areas*.
- Identify the ongoing management arrangements of any proposed Asset Protection Zones, other vegetation and any other hazard remaining within the site in accordance with the NSW Rural Fire Service's document *Standards for Asset Protection Zones*.
- Provide details on proposed emergency evacuation and water supplies for bushfire suppression.

Utilities Infrastructure

- Address existing capacity, constraints and requirements of the development for sewerage, water, waste disposal, wastewater treatment, recycled water, gas, electricity and telecommunications in consultation with relevant agencies.
- Include the potential environmental impact of any additional infrastructure that may be required off-site.

Water Quality, Drainage and Flooding

- Address potential on-site and off-site impacts on the quality and quantity of surface water, groundwater, the sea or any nearby beach, estuary, coastal lake, coastal creek or other similar body of water, rock platform, and any impacts on seagrasses and fisheries.
- Assess potential flooding resulting from or impacting on the development.

Geotechnical Risk

- Assess any geotechnical risk that may arise from the development, e.g. rockfalls from sandstone cliffs.
- Demonstrate compliance with Pittwater Council's *Geotechnical Risk Management Policy for Pittwater* (Pittwater 21 Development Control Plan).

Contamination

- Assess the potential for existing contamination of the site and whether any remediation may be required in accordance with SEPP 55.

Ecologically Sustainable Development

- Demonstrate how the development will commit to ESD principles in design, layout, construction and ongoing operation phases.

	<ul style="list-style-type: none"> • Demonstrate a commitment to water sensitive urban design and provide details of any proposed use of groundwater. • Demonstrate that the development is capable of achieving the requirements of BASIX and what (if any) commitments will be made on other environmental rating tools such as Greenstar and the Australian Building Rating Scheme. • Prepare an Energy Savings Action Plan in accordance with the requirements of the DWE and the <i>Guidelines for Energy Savings Action Plans</i>, DEUS 2005. <p>Provision and Delivery of Public Benefits/Infrastructure</p> <ul style="list-style-type: none"> • The environmental assessment should address and provide the likely scope of any contributions towards local / state infrastructure and the proposed legal delivery mechanism (eg. Planning Agreement/S.94 Contributions/Statement of Commitments).
<p>Consultation Requirements</p>	<p>During the preparation of the Environmental Assessment, you must consult with the relevant Local, State or Commonwealth government authorities, service providers, community groups and/or affected landowners.</p> <p>In particular, you must consult with:</p> <p>Agencies and other authorities:</p> <ul style="list-style-type: none"> ▪ Pittwater Council; ▪ Commonwealth Department of Environment and Water Resources; ▪ NSW Department of Environment and Climate Change; ▪ Heritage Office, NSW Department of Planning; ▪ NSW Department of Water and Energy; ▪ NSW Department of Primary Industries; ▪ NSW Department of Lands; ▪ Metropolitan Local Aboriginal Land Council; ▪ Aboriginal Heritage Office; ▪ NSW Rural Fire Service; ▪ all emergency service providers; and ▪ all utility providers. <p>Public:</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>
<p>Deemed refusal period</p>	<p>120 days</p>
<p>Application Fee Information</p>	<p>Fees are applicable to the application. The fee is based on the estimated Capital Investment Value (CIV) of works as per the <i>Environmental Planning and Assessment Regulation 2000</i>. Please submit a Quantity Surveyors report verifying the CIV of the development, at which stage you will be informed of the required fee.</p>
<p>Landowners Information</p>	<p>Landowner's consent is to be provided with lodgement of the EA in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>
<p>Documents to be submitted</p>	<p>Once the EA has been reviewed by the Department and deemed adequate in addressing these Requirements:</p> <ul style="list-style-type: none"> • 20 hard copies of the environmental assessment report & sets of architectural and landscape plans (including photomontages of the development when viewed from the north and east); and • 10 copies of the environmental assessment report and plans on CD-ROM (PDF format - please ensure all files are less than 2Mb in size).