

Director-General's Requirements

Section 75F of the Environmental Planning and Assessment Act 1979

Project	The proponent is seeking project approval for: <ul style="list-style-type: none"> • A range of uses including a discount department store, supermarket, medical centre, childcare centre, restaurants and specialty retail; • A total of 922 car parking spaces and loading bays; • Water sensitive urban design measures, landscaping and public open space; • Associated services and infrastructure.
Site	Lots 801 and 802 DP 1022286
Proponent	Stockland Development Pty Ltd
Date of Issue	23 November 2006
Date of Expiration	23 November 2008
General Requirements	The Environmental Assessment (EA) must include <ol style="list-style-type: none"> (1) an executive summary; (2) a detailed description of the project including the: <ol style="list-style-type: none"> (a) need for the project; (b) alternatives considered; and (c) various components and stages of the project; (3) a consideration of all relevant State Environmental Planning Policies (especially SEPP 11, SEPP 64, SEPP 55 and SEPP 71), applicable planning instruments (including the NSW Coastal Policy), regional strategies and relevant legislation; (4) a draft Statement of Commitments, outlining commitments to public benefits, environmental management such as surface water management, landscaping and waste minimisation and management, aboriginal cultural heritage management, mitigation and monitoring measures with a clear identification of who is responsible for these measures; (5) a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; (6) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and (7) Identify that the development contributions applicable to the site and, if relevant, any draft planning agreement that details any public benefits to be provided with the development, are consistent with any development contributions plans prepared to date.
Key Assessment Requirements	<p>Concept Plan Demonstrate full compliance with all aspects of the approved concept plan (MP 06_0058).</p> <p>Traffic Impacts</p> <ol style="list-style-type: none"> 1) Demonstrate compliance with the concept plan Traffic Impact Study and assess any traffic impacts that relate specifically to the town centre, such as carparking requirements; provision for buses and taxis; and loading and unloading bay requirements. 2) Provide details of access to and from the site and any proposed road widening including the Wool Road/Naval College Road and the existing roundabout. 3) Identify suitable treatments to ameliorate any traffic impacts (including any inefficiency and safety impacts) associated with the development, such as identification of pedestrian movements and appropriate treatments internal and external to the site. 4) Demonstrate pedestrian and cycle movement (including details of pedestrian and cycle paths) within the site and linkages with nearby populated and proposed residential areas, the Leisure Centre and schools. <p>Urban Design</p> <ol style="list-style-type: none"> 1) Demonstrate how the proposal will address and implement the Coastal Design

Guidelines for NSW 2003.

- 2) Demonstrate the design responds and contributes to its context and that the design has an appropriate scale of built form (including roof form and building height) and density and responds to the location appropriately.
- 3) Provide details of the provision of publicly accessible open space and recreational areas.
- 4) Provide details of Gross Floor Area and Net Lettable Area of all components of the project.
- 5) Demonstrate that the proposed siting of buildings does not have an unacceptable level of impact on privacy, views of adjoining neighbours and overshadowing of surrounding areas.
- 6) Provide details of the hours of operation and demonstrate that:
 - a. that these hours will not create an unacceptable impact on future and existing residents in the surrounding area and other sensitive receivers, such as flora and fauna, and
 - b. how these hours relate to the operating hours of retailing facilities within the Bay and Basin area.

Visual Impact

- 1) Address impacts including (but not limited to) the visual impact of the project in the context of adjoining development and its setting and building mass as viewed from public areas and in the natural environment.
- 2) Demonstrate through the use of visual aids (such as a scale model, photomontage, a materials board and colour elevations) that any adverse visual impacts (including those of the carpark) have been ameliorated through appropriate design, use of colours, building materials and landscaping.

Sustainability

- 1) Demonstrate that future leasable space will exceed the Australian Building Greenhouse Rating Scheme to achieve best practice in the design, operation and maintenance of commercial buildings to minimise greenhouse emissions.
- 2) Demonstrate how the commercial component of the project will be designed, operated and maintained to minimise energy consumption and water usage.
- 3) Demonstrate how the retail component of the project will be designed, operated and maintained to minimise greenhouse gas emissions, energy consumption and water usage.

Public Safety

- 1) Demonstrate that all aspects of the proposal will incorporate the principles of Crime Prevention Through Environment Design.
- 2) Demonstrate that public safety issues for the proposed filtration pond have been addressed.

Streetscape and public domain

- 1) Identify how the development integrates with the public domain, including active street frontages on main streets and entrance treatments to the site.
- 2) Demonstrate that the quality of the public domain will be commensurate with the design quality of the buildings.
- 3) Detail how landscaping addresses the bushland surrounds and recreational amenity. This should include (but not be limited to) the use of local native plant species and implementing buffer areas.
- 4) Identify the long term maintenance and management arrangements for the streetscape and public domain.

Noise and Light Impacts

Demonstrate that the proposal will be designed so that there are no unacceptable impacts from noise (including traffic and plant noise) and light spill (including impacts on flora and fauna) and how this will be implemented and maintained during construction and operation.

Water Quality and Waste Management

- (1) A Soil and Water Management Plan is to be prepared that outlines measures to be implemented prior to and during construction, and during operation to safeguard the aquatic environment across the entire development footprint and mitigate impacts on water quality (including surface and groundwater).

	<p>(2) A Waste Management Plan is to be prepared that outlines mitigation measures to be implemented prior to and during construction, and during operation.</p> <p>Utilities Infrastructure and stormwater management</p> <ol style="list-style-type: none"> 1) Prepare a utility and infrastructure servicing report and plan for the Site that includes the identification of existing utilities and infrastructure servicing the site (including sewerage); the identification of all future utilities and infrastructure and their location through the Site; and the augmentation works necessary to fully service the proposed development. 2) Address Shoalhaven Water's requirements relating to water supply and sewerage services in their letter dated 21 September 2006 (attached). 3) Provide details on the drainage and stormwater management measures to be incorporated on site, including (but not limited to) on site stormwater detention and water sensitive urban design measures. <p>Development Staging</p> <p>The issue of development staging is to be clearly addressed, including details of how each stage relates to the broader LGA.</p> <p>Adjoining Land</p> <p>The EA is to demonstrate that the development will not have any adverse impacts on adjoining land (including but not limited to; water quality and quantity, erosion and sedimentation, fire management, fencing and access).</p>
<p>Consultation Requirements</p>	<p>During the preparation of the Environmental Assessment (EA), you must consult with the relevant local, State or Commonwealth authorities, service providers, community groups or affected land owners. In particular, you must consult with:</p> <ul style="list-style-type: none"> • Shoalhaven City Council; • NSW Rural Fire Service; • NSW Department of Natural Resources; • NSW Department of Primary Industries; • NSW Department of Environment and Conservation; • NSW Roads and Traffic Authority; • Emergency Services (including NSW Police, NSW Fire Brigade, NSW Ambulance Service and the State Emergency Service). <p>The EA must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the EA.</p>
<p>Deemed refusal period</p>	<p>60 days</p>