

ATTACHMENT

ENVIRONMENTAL STUDY SPECIFICATIONS

Draft Amendment to Lake Macquarie LEP 2004 for Pasminco and Incitec lands, Boolaroo

- The LES must include:
 - Description of the study site and surrounds including real property description, land area, ownership, existing uses, surrounding land uses and proximity to the town and facilities.
 - Consideration of the regional planning context including state and regional policies, Section 117 Directions, the Hunter Regional Environmental Plan and Lower Hunter Regional Strategy.
 - Local Planning context including Lake Macquarie LEP, Lifestyle 2020 and the adopted Land Use Principles from the draft Pasminco – Munibung Hill Land Use Strategy (as adopted by Council on 28 November 2005).
 - ~~The future role and function of the site and its relationship to the existing hierarchy of~~ centres/employment lands in the local and regional strategies. An appropriate mix of employment, residential and other land uses needs to be determined.
 - Given the potential length of time that remediation works on the site may take, consideration of options for management of potential conflicts between land uses that may be approved in the interim and the ongoing remediation of the remainder of the site.
- An assessment of the suitability and capability of the land for urban development. This will require the consideration of, but not limited to, the following:
 - Flora and fauna assessment, including management of impacts of habitat; high conservation value vegetation communities, habitat linkages and fauna movement corridors, Threatened Species (under Threatened Species Conservation Act and Environment Protection and Biodiversity Conservation Act).
 - Bushfire risk management, including level of hazard, the guidelines contained in "Planning for Bushfire Protection" and asset protection zones and levels of construction as well as demands on existing fire fighting services.
 - Hydrology, drainage, stormwater, and water quality management including local and catchment drainage characteristics, areas subject to tidal or flood inundation, terrain features (such as intermittent or perennial watercourses and other waterbodies) as applicable.
 - Assessment of slope, soils and geotechnical characteristics, including salinity, potential acid sulphate soils, instability, soil erosion potential, land contamination and mine subsidence as applicable.
 - ~~Scenic Visual Impact Assessment~~ including topography, landforms, natural terrain, landscape units, visual prominence and views from public places.
 - Aboriginal and European heritage assessment including review of Register of National Estate and State Heritage Inventory, statutory heritage items or conservation areas, special landscape or historical values, Aboriginal archaeology, artifacts, relics and sites, cultural or spiritual values to Aboriginal people and consultation with local Aboriginal organizations.
 - Traffic and infrastructure assessment including examination of the existing road networks and its capabilities for increased demands, interconnection with existing development, access to public transport and availability of services such as water, sewer, gas, electricity and communications, as well as funding arrangements for State and Regional infrastructure.
 - Social and economic impact assessment which incorporates an understanding of the existing and future needs for community facilities and strategies for integration with the existing community.
 - Best practice urban design principles.
- The LES must also consider issues raised by government agencies during consultation.