

11 May 2021

Ms Emma Mason  
De Witt Consulting  
PO Box 850  
CHARLESTOWN NSW 2290

EF21/6032  
SEAR 1571

Dear Ms Mason

**Waste Management Facilities or Works (Earthworks - fill)  
251 Adelaide Street, Raymond Terrace (Lot 232 DP 593512)  
Planning Secretary's Environmental Assessment Requirements (SEAR) 1571**

Thank you for your request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above development proposal. I have attached a copy of these requirements.

In support of your application, you indicated that your proposal is both designated and integrated development under Part 4 of the *Environmental Planning and Assessment Act 1979* and requires an approval under the *Coal Mine Subsidence Compensation Act 2017* and the *Water Management Act 2000*. In preparing the SEARs, the Department of Planning, Industry and Environment (the Department) has consulted with the Mine Subsidence Board, the Natural Resources Access Regulator and the Environment Protection Authority. A copy of their requirements is attached.

The Department has also consulted with the Transport for NSW as required by Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007. A copy of their requirements is attached.

The Department has also consulted with the Biodiversity and Conservation Division of the Department. A copy of their additional requirements for the EIS are attached.

If other integrated approvals are identified before the Development Application (DA) is lodged, you must undertake direct consultation with the relevant agencies, and address their requirements in the EIS.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then 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. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Agriculture, Water and the Environment on (02) 6274 1111.

Should you have any further enquiries, please contact Zoe Halpin, Planning and Assessment, at the Department on (02) 9995 6430 or via [zoe.halpin@planning.nsw.gov.au](mailto:zoe.halpin@planning.nsw.gov.au).

Yours sincerely



Joanna Bakopanos  
**A/Director**  
**Industry Assessments**  
as delegate of the Planning Secretary

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*.  
Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

## Designated Development

<b>SEAR Number</b>	1571
<b>Proposal</b>	The importation, placement and retention of fill to mitigate flood risk for future rezoning and residential development
<b>Location</b>	251 Adelaide Street, Raymond Terrace (Lot 232 DP 593512) in the Port Stephens local government area.
<b>Applicant</b>	Raymond Terrace Parklands
<b>Date of Issue</b>	11 May 2021
<b>General Requirements</b>	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.
<b>Key Issues</b>	<p>The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed:</p> <ul style="list-style-type: none"> <li>• <b>strategic and statutory context</b> – including: <ul style="list-style-type: none"> <li>– a detailed justification for the proposal and suitability of the site for the development</li> <li>– a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies</li> <li>– a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.</li> </ul> </li> <li>• <b>waste management</b> – including: <ul style="list-style-type: none"> <li>– details of the type, quantity and classification of waste/fill to be received at the site</li> <li>– details of waste handling including, transport, identification, receipt, stockpiling and quality control</li> <li>– the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-21</i>.</li> </ul> </li> <li>• <b>hazards and risk</b> – including: <ul style="list-style-type: none"> <li>– a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011)</li> <li>– an assessment of the risk of bushfire, including addressing the requirements of <i>Planning for Bush Fire Protection 2019</i> (RFS). Any</li> </ul> </li> </ul>

	<p>proposed Asset Protection Zones must not adversely affect environmental objectives (e.g. buffers)</p> <ul style="list-style-type: none"> <li>- any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations to address this</li> <li>- an assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, and the development's impact (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event.</li> </ul> <ul style="list-style-type: none"> <li>• <b>air quality and odour</b> – including: <ul style="list-style-type: none"> <li>- a description of all potential air emission sources during infill operations</li> <li>- a quantitative assessment of the potential air quality and dust impacts of the development in accordance with relevant Environment Protection Authority guidelines</li> <li>- a description and appraisal of air quality impact mitigation and monitoring measures, in line with International Best Practice.</li> </ul> </li> <li>• <b>noise and vibration</b> – including: <ul style="list-style-type: none"> <li>- a description of all potential noise and vibration sources during construction (fill) and operation, including road traffic noise</li> <li>- a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines</li> <li>- a description and appraisal of noise and vibration mitigation and monitoring measures.</li> </ul> </li> <li>• <b>erosion and sediment control</b> – including: <ul style="list-style-type: none"> <li>- measures implemented to prevent any impact on adjoining properties and infrastructure from the earthworks (fill) being undertaken</li> <li>- An Erosion and Sediment Control Plan to avoid loose fill material stored onsite from flowing into watercourses, including risk management measures for protection of the watercourses and dams onsite, from any pollution incidents.</li> </ul> </li> <li>• <b>soil and water</b> – including: <ul style="list-style-type: none"> <li>- a description of local soils, topography, drainage and landscapes</li> <li>- details of water usage for the proposal including existing and proposed water licencing requirements in accordance with the <i>Water Act 1912</i> and/or the <i>Water Management Act 2000</i></li> <li>- an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment</li> <li>- a detailed site water balance</li> <li>- an assessment of potential impacts on the quality and quantity of surface and groundwater resources</li> <li>- details of the proposed stormwater and wastewater management systems (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts</li> <li>- a description of any impacts associated with changes in the quantity or quality of flow to nearby watercourses</li> <li>- characterisation of the nature and extent of any contamination on the site and surrounding area</li> <li>- an assessment in accordance with ASSMAC Guidelines for the presence and extent of acid sulfate soils (ASS) and potential acid sulfate soils (PASS)</li> <li>- a description and appraisal of impact mitigation and monitoring measures.</li> </ul> </li> <li>• <b>traffic and transport</b> – including: <ul style="list-style-type: none"> <li>- details of road transport routes and access to the site</li> <li>- road traffic predictions for the development during construction</li> <li>- an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development.</li> </ul> </li> <li>• <b>biodiversity</b> – including: <ul style="list-style-type: none"> <li>- accurate predictions of any vegetation clearing on site</li> <li>- a detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats,</li> </ul> </li> </ul>
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	<p>groundwater dependent ecosystems and any potential for offset requirements</p> <ul style="list-style-type: none"> <li>– the hydrology of the wetland in relation to the ecological and hydrological function of the wetland, including drainage through the wetland, particularly changes to the depth of standing water and any effects on survival of the wetland plants</li> <li>– details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies</li> <li>– a detailed description of the measures to avoid, minimise, mitigate and/or offset biodiversity impacts.</li> </ul> <ul style="list-style-type: none"> <li>• <b>visual</b> – including an impact assessment at private receptors and public vantage points.</li> <li>• <b>heritage</b> – including a detailed assessment of Aboriginal and non-Aboriginal cultural heritage.</li> </ul>
<b>Environmental Planning Instruments and other policies</b>	<p>The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Koala Habitat Protection) 2020</li> <li>• State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• Port Stephens Local Environmental Plan 2013</li> <li>• relevant development control plans and section 7.11 plans.</li> </ul>
<b>Guidelines</b>	<p>During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at <a href="https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries">https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries</a>. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.</p>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the:</p> <ul style="list-style-type: none"> <li>• Department of Planning, Industry and Environment, specifically the: <ul style="list-style-type: none"> <li>○ Environment, Energy and Science Group</li> <li>○ Water Group</li> <li>○ Environment Protection Authority</li> </ul> </li> <li>• Department of Regional NSW, specifically: <ul style="list-style-type: none"> <li>○ Regional Growth &amp; Development Corporation</li> </ul> </li> <li>• Transport for NSW</li> <li>• NSW Rural Fire Service</li> <li>• WaterNSW</li> <li>• Worimi Local Aboriginal Land Council</li> <li>• Port Stephens Council</li> <li>• the surrounding landowners and occupiers that are likely to be impacted by the proposal.</li> </ul> <p>Details of the consultation carried out and issues raised must be included in the EIS.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge an application under Section 4.12(8) of the <i>Environmental Planning and Assessment Act 1979</i> within 2 years of the issue date of these SEARs, you must consult with the Planning Secretary in relation to any further requirements for lodgement.</p>

Attention: Zoe Halpin

Via email: [zoe.halpin@planning.nsw.gov.au](mailto:zoe.halpin@planning.nsw.gov.au)

Dear Zoe

**Enquiry – Request for Input: Waste Management Facilities or Works, Raymond Terrace – SEARs 1571– EOTH21-00099**

Thanks for your enquiry regarding the above project.

It is understood from your letter that the project involves the importation and placement of fill to mitigate against flood risk. It is also understood that the works are being undertaken to allow for future residential development.

SA NSW records indicate that historical mine workings are not present and that the site is located outside of a declared mine subsidence district (MSD). SA NSW approval is not required for development that is located outside an MSD.

Please contact me on (02) 4908 4300 or at [subsidedevelopment@customerservice.nsw.gov.au](mailto:subsidedevelopment@customerservice.nsw.gov.au) if you have any questions or wish to discuss.

Yours sincerely



**Kieran Black**  
**Technical Specialist**

21 April 2021



Our ref: DOC21/308629

Your ref: SEAR 1571

Zoe Halpin

Para Planner  
Energy Resource Assessment  
Department of Planning Industry and  
Environment  
[Zoe.Halpin@planning.nsw.gov.au](mailto:Zoe.Halpin@planning.nsw.gov.au)

Dear Ms Halpin

**Input into Secretary's Environmental Assessment Requirements – Designated Development – Waste Management Facilities or Works (Earthworks – fill) – 251 Adelaide Street, Raymond Terrace (Lot 232 DP 593512) – SEAR 1571**

I refer to your e-mail dated 14 April 2021 seeking input into the Department of Planning Industry and Environment Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for a local designated development.

Biodiversity and Conservation Division (BCD) understands that the development is for earthworks (importation of fill) to mitigate flood risk for future development and rezoning. This process will impact upon approximately 5 hectares of Lot 232 DP 593512. BCD understands that this proposed development is a designated development as per Schedule 3, Clause 32 of the Environmental Planning and Assessment Regulation 2000. BCD has considered your request and provides input to SEARs for the proposed development in **Attachment A**. BCD acknowledges that the attached information is generic and some sections may not be relevant to the proposal.

BCD has conducted a desk-top review of the proposed development site and from this the proposal may impact on the following matters that BCD administers. BCD recommends the EIS needs to appropriately address the following, if applicable:

1. threatened biodiversity and offsetting
2. impacts to National Parks and Wildlife estate
3. coastal wetlands and littoral rainforests
4. soils and water
5. flooding, floodplain management and coastal erosion.

If you require any further information regarding this matter please contact Jayme Lennon, Senior Conservation Planning Officer, at [huntercentralcoast@environment.nsw.gov.au](mailto:huntercentralcoast@environment.nsw.gov.au)



Yours sincerely

A handwritten signature in black ink, appearing to be 'SC', written over a light blue horizontal line.

5 May 2021

**STEVEN COX**  
**Senior Team Leader Planning**  
**Hunter Central Coast Branch**  
**Biodiversity and Conservation Division**

Enclosure:      Attachments A and B

## Attachment A – Biodiversity and Conservation Division’s recommended Secretary’s environmental assessment requirements (SEARs) for designated development

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#### 1. The proposal

The objectives of the proposal should be clearly stated and identify:

- the size, scale and type of the proposed activity / development
- all anticipated environmental impacts including: direct and indirect; construction and operational; and extent of vegetation / habitat clearing or disturbance
- threatened species, populations, ecological communities or habitats impacted upon
- the staging and timing of the proposal
- the proposal’s relationship to any other proposals and developments.

#### 2. Environmental impacts of the proposal

The proponent must consider, assess, quantify and report on the likely environmental impacts of the proposal if applicable, particularly:

- threatened biodiversity
- National Parks and Wildlife estate: land reserved or acquired under the *National Parks and Wildlife Act 1974*
- flooding, floodplain issues and coastal erosion
- acid sulfate soils

The Secretary’s Environmental Assessment Requirements should address the specific requirements outlined under each heading below and assess impacts in accordance with the relevant guidelines mentioned. A full list of guidelines and reference material is presented in **Attachment B**. Appropriate justification should be provided in instances where the below matters are not addressed.



### 3. Biodiversity

#### Biodiversity Assessment Methodology for the Biodiversity Offsets Scheme (BOS)

The EIS should include an assessment of the following:

- a. The EIS must assess the impact of the proposed development on biodiversity values to determine if the proposed development is “likely to significantly affect threatened species” for the purposes of Section 7.2 of the *Biodiversity Conservation Act 2016* (BC Act), as follows:
  - a. The EIS must demonstrate and document how the proposed development exceeds, or does not exceed, the biodiversity offsets scheme threshold as set out in Section 7.4 of the BC Act 2016 and Clause 7.1 of the Biodiversity Conservation Regulation 2017 (BC Regulation) by determining whether the proposed development involves:
    - i. **The clearing of native vegetation exceeds the thresholds** listed under Clause 7.23 of the BC Regulation, **or**
    - ii. The clearing of native vegetation, or other action, **on land included on the Biodiversity Values Map** published under Clause 7.23 of the BC Regulation (this map includes areas of outstanding biodiversity value, as declared under Section 3.1 of the BC Act).
- b. If the proposal does not trigger any of the criteria in (a) above, then the EIS must determine whether the proposed development is likely to have a significant impact based on ‘the test for determining whether proposed development likely to significant affect threatened species or ecological communities’ in Section 7.3 of the BC Act.
- c. Where there is reasonable doubt regarding potential impacts, or where information is not available, then a significant impact upon biodiversity should be considered likely when applying the test in Section 7.3 of the BC Act. Where it is concluded that there is no significant impact, the EIS must justify how the conclusion has been reached.
- d. If the development exceeds the thresholds in (a) or (b), then the EIS must be accompanied by a biodiversity development assessment report (BDAR) prepared in accordance with Part 6 of the BC Act. That is, the Biodiversity Assessment Methodology applies.

#### Required Information

Where development is considered “likely to significantly impact on threatened species” and a Biodiversity Development Assessment Report is required, the following requirements apply:

- Biodiversity impacts related to the proposal are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the *Biodiversity Conservation Act 2016* (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method.
- The BDAR must document the application of the avoid, minimise and offset hierarchy including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
- The BDAR must include details of the measures proposed to address the offset obligation as follows:
  - The total number and classes of biodiversity credits required to be retired for the proposal.
  - The number and classes of like-for-like biodiversity credits proposed to be retired.
  - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules.
  - Any proposal to fund a biodiversity conservation action.
  - Any proposal to make a payment to the Biodiversity Conservation Fund.

- If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.

The BDAR must be prepared by a person accredited to apply the Biodiversity Assessment Method under s6.10 of the *Biodiversity Conservation Act 2016*.

Where a BDAR is not required and a threatened species assessment is prepared to support a conclusion of “no significant impact”, the EIS must include a field survey of the site, conducted and documented in accordance with the relevant guidelines including the Threatened Species Survey and Assessment Guidelines: Field Survey Methods for Fauna – Amphibians (DECCW, 2009), Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities - Working Draft (DEC, 2004) and Guidelines for Threatened Species Assessment (Dept Planning, July 2005). The approach should also reference the field survey methods and assessment information on BCD website including the Bionet Atlas, Threatened Species Profile and Bionet Vegetation Classification (see **Attachment B**).

#### **4. National Parks and Wildlife Service estate**

##### **Land reserved or acquired under the *National Parks and Wildlife Act 1974* (NPW Act)**

If the proposed development is within, adjacent to, or in proximity to a watercourse that flows directly into National Parks and Wildlife Service (NPWS)-managed conservation estate (e.g. a national park, nature reserve, state conservation area, land which is declared wilderness under the *Wilderness Act 1987*) then the EIS should include:

- The following (as appropriate):
  - Evidence that the proponent has consulted with NPWS on the legal permissibility of the proposal under the NPW Act and its appropriateness.
  - In the case of proposals on land declared as wilderness under the *Wilderness Act 1987*, evidence that the proponent has consulted with NPWS on the appropriateness of the proposal. That is, whether it is consistent with the objects of the *Wilderness Act 1987* (section 3) and the management principles for wilderness areas (section 9).
  - Alternative options that have been explored to avoid the NPWS estate (on-park) and a clear justification of any on-park components of the proposal.
  - If on-park impacts are considered unavoidable, consideration of the issues, including details of any compensation proposal, consistent with BCD *Revocation, Recategorisation and Road Adjustment Policy* (2012) for proposals that are located wholly or partly in a National Park or other land acquired or reserved under the *National Parks and Wildlife Act 1974*.
- Consideration of the matters identified in the *Guidelines for developments adjoining land and water managed by the OEHS* (DECCW 2010) where a proposal adjoins or is in immediate vicinity of NPWS estate, or is upstream of NPWS estate.
- A description of the mitigation and management options that will be used to prevent, control, abate or minimise identified impacts associated with the proposal. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

#### **5. Water and soils**

- The EIS must map the following features relevant to water and soils including:
  - Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map)
  - Rivers, streams, estuaries (as described in s4.2 of the Biodiversity Assessment Method)
  - Wetlands (as described in s4.2 of the Biodiversity Assessment Method)
  - Groundwater
  - Groundwater dependent ecosystems
  - Proposed intake and discharge locations.

- The EIS must describe background conditions for any water resource likely to be affected by the proposal, including:
  - Existing surface and groundwater.
  - Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
  - Water Quality Objectives (as endorsed by the NSW Government) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
  - Indicators and trigger values/criteria for the identified environmental values in accordance with the ANZECC (2000) *Guidelines for Fresh and Marine Water Quality* and / or local objectives, criteria or targets endorsed by the NSW Government.
  - *Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions*.
- The EIS must assess the impacts of the proposal on water quality, including:
  - The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the proposal protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
  - Identification of proposed monitoring of water quality.
  - Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan).
- The EIS must assess the impact of the proposal on hydrology, including:
  - Water balance including quantity, quality and source.
  - Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
  - Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
  - Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
  - Changes to environmental water availability, both regulated / licensed and unregulated / rules-based sources of such water.
  - Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
  - Identification of proposed monitoring of hydrological attributes.

### **Project specific requirements**

Where the proposal (or part thereof) is located on land marked Class 1, 2, 3 or 4 on the relevant Acid Sulfate Soil Planning Map OR within 500 metres of adjacent Class 2, 3 or 4 land that is below 5 metres Australian Height Datum (AHD) and likely to lower the water table in this adjacent land below 1 metre AHD, the EIS should include the following:

- An assessment of the potential impacts of the proposal on acid sulfate soils in accordance with the relevant guidelines in the Acid Sulfate Soils Manual (Stone *et al.* 1998) and the Acid Sulfate Soils Laboratory Methods Guidelines (Ahern *et al.* 2004).
- Mitigation and management options that will be used to prevent, control, abate or minimise potential impacts from the disturbance of acid sulfate soils 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.

Where the proposal is large or high risk with a heightened potential to impact on water quality and hydrology, the EIS should include the following:

- A description of existing water quality / hydrology based on suitable data (meaning data collection may be required) and must include:
  - Water chemistry.
  - A description of receiving water processes, circulation and mixing characteristics and hydrodynamic regimes.
  - Lake or estuary flushing characteristics.
  - Sensitive ecosystems or species conservation values.
  - Specific human uses and values (e.g. fishing, proximity to recreation areas).
  - A description of any impacts from existing industry or activities on water quality.
  - A description of the condition of the local catchment e.g. erosion, soils, vegetation cover.
  - An outline of baseline groundwater information, including, for example, depth to watertable, flow direction and gradient, groundwater quality, reliance on groundwater by surrounding users and by the environment.
  - Historic river flow data.
- An assessment of the impacts of the proposal on water quality and hydrology including:
  - Water circulation, current patterns, water chemistry and other appropriate characteristics such as clarity, temperature, nutrient and toxicants, and potential for erosion.
  - Changes to hydrology (including drainage patterns, surface runoff yield, flow regimes, and groundwater).
  - Disturbance of acid sulfate soils and potential acid sulfate soils.
  - Stream bank stability and impacts on macro invertebrates.
  - Water quality and hydrology modelling and / or monitoring, where necessary.
- Proposed water quality monitoring in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutants in NSW* (DEC 2004). The water quality and aquatic ecosystem monitoring program must include:
  - Adequate data for evaluating maintenance, or progress towards achieving, the relevant Water Quality Objectives.
  - Measurement of pollutants identified or expected to be present.

## 6. Flooding

- The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
  - Flood prone land.
  - Flood planning area, the area below the flood planning level.
  - Hydraulic categorisation (floodway and flood storage areas).
  - Flood hazard.
- The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.
- The EIS must model the effect of the proposal (including fill) on the current flood behaviour for a range of design events as identified above, and the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
- All site drainage, stormwater quality devices and erosion / sedimentation control measures should be identified in the EIS and the onsite treatment of stormwater and effluent runoff and predicted stormwater discharge quality from the proposal should be detailed.
- Modelling in the EIS must consider and document:

- Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
- The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood (PMF), or an equivalent extreme flood.
- Impacts of the proposal on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories.
- Impacts of earthworks and stockpiles within the flood prone land up to the PMF level. The assessment should be based on understanding of cumulative flood impacts of construction and operational phases.
- Relevant provisions of the NSW Floodplain Development Manual 2005.
- The EIS must assess the impacts on the proposal on flood behaviour, including:
  - Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
  - Consistency with Council floodplain risk management plans.
  - Compatibility with the flood hazard of the land.
  - Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
  - Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
  - Whether there will be a direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
  - Appropriate mitigation measures to offset potential flood risk arising from the proposal. Any proposed mitigation work should be modelled and assessed on the overall catchment basis in order to ensure it fits its purpose and meets the criteria of the Council where it is located, and to ensure it has no adverse impact to surrounding areas.
  - Any impacts the proposal may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
  - Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
  - Emergency management, evacuation and access, and contingency measures for the proposal during both construction and operational phases considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.
  - Any impacts the proposal may have on the social and economic costs to the community as a consequence of flooding.

## 7. Coastal hazards

- The EIS must describe the potential effects on the coastal zone and management objectives for coastal management areas (within the meaning of the *Coastal Management Act 2016*, including the effects of coastal hazards, sea level rise and climate change):
  - On the proposal.
  - Arising from the proposal.
- The EIS must consider the effects of coastal hazards impacting the site under the following scenarios:
  - Current sea level.
  - Projected future climate change (including sea level rise).
- The EIS must have regard to and document:
  - Consistency with any certified Coastal Management Program (or Coastal Zone Management Plan).

- Consistency with the objectives of coastal management areas described in the *Coastal Management Act 2016* and mapped under State Environmental Planning Policy Coastal Management 2018.
- Consistency with any existing entrance management strategies for coastal lagoons.

## **8. Coastal Wetlands and Littoral Rainforest**

The EIS must assess the impacts on coastal wetlands and littoral rainforest areas in accordance with the State Environmental Planning Policy (Coastal Management) 2018.

The EIS must identify measures that will be taken to protect, and where possible enhance, the:

- Biophysical processes of the coastal wetland or littoral rainforest.
- Hydrological process of the coastal wetland or littoral rainforest.
- Ecological integrity of the coastal wetland or littoral rainforest.

Where the proposed development is on land mapped in proximity to coastal wetlands or littoral rainforest, the EIS must identify whether the proposed development will have a significant impact on:

- The biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or
- The quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.



## Attachment B – Guidance material

Title	Web address
<b><u>Relevant legislation</u></b>	
<i>Biodiversity Conservation Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63/full">https://www.legislation.nsw.gov.au/#/view/act/2016/63/full</a>
<i>Coastal Management Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/20/full">https://www.legislation.nsw.gov.au/#/view/act/2016/20/full</a>
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	<a href="http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/">http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/</a>
<i>Environmental Planning and Assessment Act 1979</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N</a>
<i>Fisheries Management Act 1994</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N</a>
<i>Marine Parks Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N</a>
<i>National Parks and Wildlife Act 1974</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N</a>
<i>Protection of the Environment Operations Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N</a>
<i>Water Management Act 2000</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N</a>
<i>Wilderness Act 1987</i>	<a href="http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N">http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N</a>
<b><u>Biodiversity</u></b>	
Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities - Working Draft (DEC 2004)	<a href="http://www.environment.nsw.gov.au/resources/nature/TBSAGuidelinesDraft.pdf">www.environment.nsw.gov.au/resources/nature/TBSAGuidelinesDraft.pdf</a>
BCD Threatened Species website	<a href="http://www.environment.nsw.gov.au/Threatenedspecies/">www.environment.nsw.gov.au/Threatenedspecies/</a>
Atlas of NSW Wildlife	<a href="http://www.environment.nsw.gov.au/wildlifeatlas/about.htm">www.environment.nsw.gov.au/wildlifeatlas/about.htm</a>
Vegetation Types databases	<a href="http://www.environment.nsw.gov.au/biobanking/vegtypedatabase.htm">www.environment.nsw.gov.au/biobanking/vegtypedatabase.htm</a>
PlantNET	<a href="http://plantnet.rbgsyd.nsw.gov.au/floraonline.htm">http://plantnet.rbgsyd.nsw.gov.au/floraonline.htm</a>
Online Zoological Collections of Australian Museums	<a href="http://australianmuseum.net.au/Australian-Museum-Collection-Search">http://australianmuseum.net.au/Australian-Museum-Collection-Search</a>
Threatened Species Test of Significance Guidelines (OEH 2018)	<a href="https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Threatened-species/threatened-species-test-significance-guidelines-170634.pdf">https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Threatened-species/threatened-species-test-significance-guidelines-170634.pdf</a>
BCD principles for the use of biodiversity offsets in NSW	<a href="http://www.environment.nsw.gov.au/biodivoffsets/oehoffsetprincip.htm">www.environment.nsw.gov.au/biodivoffsets/oehoffsetprincip.htm</a>
Biodiversity Values Map	<a href="https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap">https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap</a>
Biodiversity Assessment Method (DPIE 2020)	<a href="http://www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf">http://www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf</a>

Title	Web address
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	<a href="http://www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf">http://www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf</a>
Ancillary rules: Biodiversity conservation actions	<a href="http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-biodiversity-actions-170496.pdf">http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-biodiversity-actions-170496.pdf</a>
Ancillary rules: Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules	<a href="http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-reasonable-steps-170498.pdf">http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-reasonable-steps-170498.pdf</a>
BCD Threatened Species Profiles	<a href="http://www.environment.nsw.gov.au/threatenedspeciesapp/">http://www.environment.nsw.gov.au/threatenedspeciesapp/</a>
BioNet Atlas	<a href="http://www.environment.nsw.gov.au/wildlifeatlas/about.htm">http://www.environment.nsw.gov.au/wildlifeatlas/about.htm</a>
BioNet Vegetation Classification	<a href="http://www.environment.nsw.gov.au/NSWVCA20PRapp/LoginPR.aspx">http://www.environment.nsw.gov.au/NSWVCA20PRapp/LoginPR.aspx</a>
Surveying threatened plants and their habitats – NSW survey guide for the Biodiversity Assessment Method (DPIE 2020)	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/surveying-threatened-plants-and-their-habitats-survey-guide-for-the-biodiversity-assessment-method">https://www.environment.nsw.gov.au/research-and-publications/publications-search/surveying-threatened-plants-and-their-habitats-survey-guide-for-the-biodiversity-assessment-method</a>
NSW Survey Guide for Threatened Frogs – A guide for the survey of threatened frogs and their habitats for the Biodiversity Assessment Method (DPIE 2020)	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/nsw-survey-guide-for-threatened-frogs">https://www.environment.nsw.gov.au/research-and-publications/publications-search/nsw-survey-guide-for-threatened-frogs</a>
'Species credit' threatened bats and their habitats – NSW survey guide for the Biodiversity Assessment Method	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/species-credit-threatened-bats-nsw-survey-guide-for-biodiversity-assessment-method">https://www.environment.nsw.gov.au/research-and-publications/publications-search/species-credit-threatened-bats-nsw-survey-guide-for-biodiversity-assessment-method</a>
Threatened Species Assessment Guideline - The Assessment of Significance (DECC 2007)	<a href="http://www.environment.nsw.gov.au/resources/Threatenedspecies/tsaguide07393.pdf">www.environment.nsw.gov.au/resources/Threatenedspecies/tsaguide07393.pdf</a> - to be replaced with new 5-part-test guidelines when available.
Fisheries NSW policies and guidelines	<a href="http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation">http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation</a>
<b><u>NPWS estate</u></b>	
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm">http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm</a>
List of national parks	<a href="http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx">http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx</a>
Revocation, recategorisation and road adjustment policy (OEH, 2012)	<a href="http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm">http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm</a>
List of aquatic reserves	<a href="http://www.dpi.nsw.gov.au/fisheries/habitat/protecting-habitats/mpa">www.dpi.nsw.gov.au/fisheries/habitat/protecting-habitats/mpa</a>
List of marine parks	<a href="http://www.mpa.nsw.gov.au/contact.html">www.mpa.nsw.gov.au/contact.html</a>
<b><u>Water and soils</u></b>	
<b>Water</b>	
Water Quality Objectives	<a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	<a href="http://www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1">www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1</a>



Title	Web address
Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions	<a href="http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning">http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning</a>
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	<a href="http://decnet/water/resources/AWQGuidance7.pdf">http://decnet/water/resources/AWQGuidance7.pdf</a>
Approved Methods for the Sampling and Analysis of Water Pollutants in New South Wales (DEC 2004)	<a href="http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf">http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf</a>
<b>Acid sulfate soils</b>	
Acid Sulfate Soils Planning Maps via Data.NSW	<a href="http://data.nsw.gov.au/data/">http://data.nsw.gov.au/data/</a>
Acid Sulfate Soils Manual (Stone <i>et al.</i> 1998)	<a href="http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf">http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf</a>
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern <i>et al.</i> 2004)	<a href="http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf">http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf</a> This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
<b><u>Flooding</u></b>	
Floodplain Development Manual	<a href="http://www.environment.nsw.gov.au/floodplains/manual.htm">http://www.environment.nsw.gov.au/floodplains/manual.htm</a>
Floodplain Risk Management Guidelines	<a href="http://www.environment.nsw.gov.au/topics/water/coasts-and-floodplains/floodplains/floodplain-guidelines">http://www.environment.nsw.gov.au/topics/water/coasts-and-floodplains/floodplains/floodplain-guidelines</a>
NSW Climate Impact Profile	<a href="http://climatechange.environment.nsw.gov.au/">http://climatechange.environment.nsw.gov.au/</a>
Climate Change Impacts and Risk Management	<a href="#">Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation</a>
<b><u>Coastal erosion</u></b>	
Reforms to coastal erosion management	<a href="http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm">http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm</a>
Guidelines for Preparing Coastal Zone Management Plans	<a href="http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf">http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf</a>



29 April 2021

Zoe Halpin  
NSW Department of Planning, Industry and Environment  
4 Parramatta Square, 12 Darcy St  
PARRAMATTA NSW 2150

Emailed: [Zoe.Halpin@planning.nsw.gov.au](mailto:Zoe.Halpin@planning.nsw.gov.au)

Dear Sir/Madam

**Re: Request for Environmental Assessment Requirements - V15/2812-5#77**

**Reference Number: SEAR 1517**

**Description: Waste Management Facilities or Works (Earthworks – fill)**

**Location: 251 Adelaide Street, Raymond Terrace**

Thank you for your email on 14<sup>th</sup> of April seeking input into the Secretary's Environmental Assessment Requirements (SEARs) for the above development. The Natural Resources Access Regulator (NRAR) has reviewed the supporting documentation accompanying the request for SEARs and recommends the Environmental Impact Statement (EIS) be required to include the following;

- Assessment of impacts on surface water sources, watercourses and riparian land, and measures proposed to reduce and mitigate these impacts.
- Consideration of relevant legislation, policies and guidelines including NRARs Guidelines for Controlled Activities on Waterfront Land (available at <https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities/guide>).
- Consideration into required approvals from NRAR. Before commencing any proposed works on waterfront land, an application under the *Water Management Act 2000* for controlled activity approval (CAA) must be submitted to NRAR. Works cannot commence until a CAA has been issued, unless an exemption applies under Schedule 4 of the *Water Management (General) Regulation 2018*, please refer to NRAR's Exemption Factsheet (available at [https://www.industry.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0004/172093/Controlled-activity-approval-exemptions-fact-sheet.pdf](https://www.industry.nsw.gov.au/__data/assets/pdf_file/0004/172093/Controlled-activity-approval-exemptions-fact-sheet.pdf))

NRAR recommends you seek SEARs from WaterNSW for all matters relating to water supply work and use approvals and Water Access Licences (WAL). WaterNSW are the licensing authority for rural landholders and industries and for developments that are not state significant.

Any questions regarding this correspondence should be directed to  
[nrar.servicedesk@dpie.nsw.gov.au](mailto:nrar.servicedesk@dpie.nsw.gov.au)

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Braden', with a stylized, cursive script.

For

**Alison Collaros**

**Manager Licensing & Approvals**

**Water Regulatory Operations**

**Natural Resources Access Regulator**

29 April 2020

Department of Planning, Industry & Environment  
Industry Assessments  
GPO Box 39  
SYDNEY NSW 2001

**Attention: Zoe Halpin**

**SEARS: 1571**

**SEARS REQUEST – IMPORTATION OF FILL / FLOOD MITIGATION WORKS, 251 ADELAIDE STREET, RAYMOND TERRACE (LOT: 232 DPI: 593512)**

On 15 April 2020 TfNSW accepted the referral by the Department of Planning, Industry and Environment (DPIE) via email regarding the abovementioned application. DPIE referred the application to TfNSW for comment. This letter is a submission in response to that referral.

TfNSW's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

TfNSW have reviewed the Scoping Report, prepared by de Witt Consulting and dated 13 April 2021. It is understood that the proposal be for the importation of excavated natural material, virgin excavated natural material or other EPA approved materials, to raise the ground level above the flood level and facilitate the rezoning and future subdivision of land for a 170 lot residential subdivision. Proposed access to the site is via Adelaide Street to the west of the site. The SEARs does not require TfNSW consideration of future traffic impacts generated by the residential subdivision.

#### TfNSW response & requirements

TfNSW recommends that the Environmental Impact Statement (EIS) should refer to the following guidelines with regard to the traffic and transport impacts of the proposed development:

- Road and Related Facilities within the *Department of Planning EIS Guidelines*, and,
- Section 2 Traffic Impact Studies of *Roads and Maritime's NSW's Guide to Traffic Generating Developments 2002*.

Furthermore, a traffic and transport study shall be prepared in accordance with the RTA *Guide to Traffic Generating Developments*, RMS *Traffic Modelling Guidelines*, Austroads *Guide to Traffic Management, Part 6, Intersections, Interchanges and Crossings*, and Austroads *Guide to Traffic Management, Part 12, Integrated Transport Assessments for Developments*, and is to include (but not be limited to) the following:

- Assessment of all relevant vehicular traffic routes and intersections for access to / from the subject site including details and a justification of the proposed access to, from and within the site, including intersection location, design and sight distance.
- Current traffic counts for all affected traffic routes and intersections.
- The anticipated additional vehicular traffic including haul routes and heavy vehicle type generated from the proposed earthworks component of the project.
- The distribution on the road network of the trips generated by the proposed development. It is requested that the predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation.
- Consideration of the traffic impacts on existing and proposed intersections, in particular, the intersection of Adelaide Street and Pacific Highway, and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the earthwork activities. The traffic impact assessment should also address the cumulative traffic impact of other proposed developments in the area.
- Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development. In this regard, preliminary concept drawings shall be submitted with the EIS for any identified road infrastructure upgrades. However, it should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of Transport for NSW and Council.
- Traffic analysis of any major / relevant intersections impacted, using SIDRA or similar traffic model, including:
  - Current traffic counts and 10 year traffic growth projections
  - With and without development scenarios
  - 95<sup>th</sup> percentile back of queue lengths
  - Delays and level of service on all legs for the relevant intersections
  - Electronic data for Transport for NSW review.
- Any other impacts on the regional and state road network including consideration of pedestrian, cyclist and public transport facilities and provision for service vehicles.

On determination of this matter, please forward a copy to TfNSW for record and / or action purposes. Should you require further information please contact Tim Chapman, A/Development Services Officer, on 02 49087688 or by emailing [development.hunter@transport.nsw.gov.au](mailto:development.hunter@transport.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, reading 'Kylie Anne Pont'.

**Kylie Anne-Pont**

A/ Team Leader Development Services (Hunter)  
Development Services North