



Test of Adequacy

North Tuncurry Urban Release Area

December 2021



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3	Director's draft		

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Acknowledgment of Country

The Department of Planning and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Preamble

This report is intended to provide an assessment of technical and urban design documents submitted by Landcom in support for the rezoning of North Tuncurry Urban Release Area (NTURA). It adequately responds to the feedback from MidCoast Council and relevant Government agencies as well as comments from the Department of Planning and Environment.

The documents provided by Landcom includes technical evidence, essential requirements and design development for the proposed planning controls.

All documentation has been assessed against the North Tuncurry State Significant Site Study Requirements issued by the Department in April 2011. Where documents identify specific requirements, these have also been assessed for alignment with contemporary State strategies including ...Designing with Country, Greener Places, Better Placed, and the MidCoast Local Strategic Planning Statement.

This report represents the final Test of Adequacy status of the proposal and finds that the documentation is adequate for exhibition purposes. Further work is required in some aspects of the proposal see Table below.

Reference to Sections refer to Rezoning Study unless otherwise refer to Appendices.

Table 1: Test of Adequacy

Scope of Study	Comment Note: Sections numbers refer to Rezoning Study
The State or regional planning significance of the site	Refer to Rezoning Study Section 2.0
The specific requirements of the Mid North Coast Regional Strategy - Appendix 2 “growth areas requiring significant issues to be resolved”	Refer to Sections 7.1 and 7.2 . The Department’s current regional plan, the <i>Hunter Regional Plan 2036</i> , continues to recognise the site for housing subject to addressing environmental values.
The suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecological sustainable development and any State or regional planning strategy;	Refer to Sections 7.4.1 and supporting technical information provided at Appendices T and V .
The implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;	Refer to Sections 3.4.11, 7.7 to 7.7.4 and supporting technical information provided at Appendices X, Y and Z .
The means by which developer contributions should be secured in respect of the site;	Refer to Sections 5 and supporting technical information provided at Attachment G .
The local and regional economic impacts of the proposed development; and	Refer to Sections 7.15 and supporting technical information provided at Appendix V .
The recommended land uses and development controls for the site.	Refer to Sections 4 and supporting technical information provided at Attachment A .

Study Requirements	Comment Note: Sections numbers refer to Rezoning Study
1. Vision, Strategic Context and Justification	
Outline the vision, strategic context and justification for the proposal.	✓ Refer to Sections 2.0, 4.0 and 7.0 and supporting technical information provided at Appendices A and B .
Demonstrate how the development will commit to ecologically sustainable development principles.	✓ Refer to Section 4.3 and 4.9 and supporting technical information

Study Requirements	Comment Note: Sections numbers refer to Rezoning Study
	provided at Appendices A, B, I1, I2, P1, P2, Q, T, X and Y.
Assess the proposal against the relevant provisions of the Mid North Coast Regional Strategy, the Forster Tuncurry Conservation and Development Strategy and Forster Employment Lands Implementation Strategy.	✓ NTURA is identified as a future urban release area in the Mid North Coast Regional Strategy, Hunter Regional Plan 2036, MidCoast Council Local Strategic Planning Statement, MidCoast Urban Release Areas Report 2021 and Forster-Tuncurry Employment Lands Strategy. Refer to Section 7.2 and supporting technical information provided at Appendices L, and V.
Undertake an economic assessment to identify opportunities for development to complement and diversify the economic base of the Forster/Tuncurry area and increase the level of services and facilities and employment.	✓ The size of the local centre should meet the daily convenience needs of future residents, without competing with the existing Tuncurry and Forster town centres. An industrial area to the north and business development zone in vicinity of Northern Parkway should encourage future employment opportunities. Refer to Section 7.15.3 and supporting technical information provided at Appendix V.
Undertake an assessment of the community profile to identify the quantity, density and range of housing typologies that accurately reflects the characteristics and likely needs of the future population.	✓ Diverse demographics with an aging population. Based on the proposed mix of lot sizes and dwelling types, it is estimated that the 2,123 residential dwellings proposed within North Tuncurry will yield a future population for the area of approximately 4,500 people. The Statement of Intent relies on in part 2019 DPIE NSW Population Projections. Refer to Section 7.15 and supporting technical information provided at Appendix T.
Provide details of how the proposal will integrate with and reinforce the role of the Tuncurry town centre.	✓ NTURA provides transport linkages, including for walking, cycling and public transport. It should further strengthen the economic resilience of the Forster-Tuncurry town centres. Refer to Sections 4.0 and 7.15 supporting technical information provided at Appendices A, B, T, and V.
2. Land Use and Planning Controls	

Study Requirements	Comment Note: Sections numbers refer to Rezoning Study
Based on the findings of the specialist studies required by these study requirements, undertake a land use suitability / capability assessment and provide constraints mapping identifying the developable and environmental conservation areas of the site.	✓ Refer to Section 3.4.13 and supporting technical information provided at Appendices B, C, I1, I2, J, L, M, N, O, P, Q, and S.
Based on the land use capacity assessment, outline the proposed land use zones (using the Standard Instrument zones).	✓ NTURA proposes a mix of residential, employment and environmental zones. Refer to Section 6.1.4.
Demonstrate that proposed zoning and planning controls will complement surrounding existing land uses and incorporate any required buffers including (but not limited to) buffers for odour, noise, vibration, bushfire, adjoining areas of high conservation value.	✓ The development footprint and land uses have been informed by an analysis of the existing and future site constraints, including surrounding land uses. Refer to Sections 6.0 and 7.0 and supporting technical information provided at Appendices B, I1, I2, L, M1, M2, N, O, P, Q, R, S and W.
Details of proposed planning controls e.g. height limits, minimum lot sizes, gross floor areas, minimum setbacks, heritage items etc.	✓ Refer to Section 6.2 and supporting technical information provided at Appendices A, B, M1, M2, N and O.
Urban design principles and how they have informed the proposed distribution and connections between land uses.	✓ Refer to Section 4.0 and supporting technical information provided at Appendices A and B.
Prepare a Development Control Plan for the site which includes controls and urban design guidelines to regulate the future development.	✓ MidCoast Council will be consulted about the adequacy of the draft Development Control Plan. Refer to draft DCP provided at Appendix A.
3. Transport and Accessibility	
Provide a road network plan identifying the proposed road layout and hierarchy including cycle ways, footpaths and car parking.	✓ Refer to Section 3.4.9 and supporting technical information provided at Appendices A, B and L.
Provide a Transport and Accessibility Impact Assessment and Traffic Management and Accessibility Plan prepared with reference to: <ul style="list-style-type: none"> • <i>The RTA Guide to Traffic Generating Developments; and</i> • <i>NSW Department of Transport Draft Interim Guidelines on Transport Management and Accessibility Plans.</i> 	✓ Refer to Section 7.7 and supporting technical information provided at Appendix L.
Identify traffic and transport infrastructure measures, required to support future development. It should identify regional and local intersection and road, pedestrian and cycleway network improvements, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities.	✓ The NTURA internal road network has been designed to allow connectivity between new and existing public transport routes and walking/cycle paths. Refer to Appendix L and the Statement of Intent (Appendix AA)
4. Biodiversity	

Study Requirements	Comment Note: Sections numbers refer to Rezoning Study
<p>Provide an ecological study and assessment which identifies existing native flora and fauna and their habitats, including identified threatened species, within and adjoining the site. Assess the potential impact of development on identified populations and recommend measures to mitigate any impact in line with:</p> <ul style="list-style-type: none"> • OEH threatened species and assessment guidelines including the <i>Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities Working Draft November 2004</i>; and • <i>Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water, DECCW 2010.</i> 	<p>✓ The Tuncurry Midge Orchid is listed as Critically Endangered at a Commonwealth and State level, and an additional fourteen fauna species listed as threatened or endangered have been recorded on the NTURA Site. The assessment of impacts on these species and ecological communities has been undertaken in accordance with the requisite guidelines. Refer to Section 3.4.6 and 7.6 and supporting technical information provided at Appendix Q</p>
<p>Specifically identify and assess the impact on the Tuncurry Midge Orchid. This should include additional targeted surveys, impact assessment and long-term management requirements.</p>	<p>✓ Almost 88% of all known Tuncurry Midge Orchid stems within the Biodiversity Conservation Assessment Area (BCAA) would be protected within appropriate conservation areas</p>
<p>Identify where and how much native habitat should be protected including existing and possible habitat linkages.</p>	<p>✓ NTURA will impact on 198.65ha of vegetation and threatened species habitat. Approximately 327 ha of conservation lands will be established within the NTURA Site plus an additional conservation area of approximately 380-400ha at Nabiac.</p>
<p>Discuss the development of, and impact on, ecological corridors that link flora and fauna both on and adjoining the site.</p>	<p>✓ NTURA Master Plan and land use zoning ensures the protection of the main ecological corridor which runs through the north- western corner of the proposed conservation area.</p>
<p>Identify opportunities for offsetting biodiversity impacts and propose the mechanism to deliver and secure biodiversity offsets.</p>	<p>✓ This is addressed under the Biocertification Agreement.</p>
<p>Identify the ecological attributes of the lands proposed for dedication and how the potential dedication of these lands would mitigate the impacts of the development.</p>	<p>✓ This is addressed under the Biocertification Agreement.</p>
5. Heritage Assessment	
<p>Provide a heritage assessment addressing both European and Aboriginal heritage impacts in line with:</p> <ul style="list-style-type: none"> • <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005</i>; and • <i>Code of Practice for Archaeological Investigations of Objects in New South Wales 2010</i> 	<p>✓ The ACHAR was updated to address Heritage NSW's request that the site cards be updated. Heritage NSW also recommended a completely new survey be conducted by the proponent before the SEPP amendment. Landcom considers the survey is unnecessary at this stage given that there has been no</p>

Study Requirements	Comment Note: Sections numbers refer to Rezoning Study
	<p>change in activity or occupation of the site since 2011 when the first ACHAR was prepared.</p> <p>Outstanding tasks and timing identified under Table 2 Register of remaining issues to be resolved.</p> <p>See also Sections 7.10 and 7.11 and supporting technical information provided at Appendices M1, M2, N and O.</p>
Identify the nature and the extent of impacts on Aboriginal cultural heritage values across the project area and clearly articulate strategies proposed to avoid/minimise these impacts.	<p>✓</p> <p>Refer to Section 7.10</p>
<p>The study must provide documentary evidence to demonstrate that effective community consultation with local Aboriginal communities has been undertaken in accordance with:</p> <ul style="list-style-type: none"> • <i>Aboriginal cultural consultation requirements for proponents, Office of Environment and Heritage, 2010.</i> 	<p>✓</p> <p>The 2011 Draft ACHAR has been updated through an Addendum, prepared by RPS, and now fits the current Heritage NSW guidelines and contains updated consultation with the RAPs.</p>
6. Visual Assessment	
Provide a visual assessment of the study area, which identifies scenic qualities, the landscapes' capacity to absorb change without significant detriment, and its potential resiliency or likelihood to recover visual qualities after initial disturbance	<p>✓</p> <p>The NTURA is predominately a low-scale residential neighbourhood. The visual impact assessment outlines the impacts and provides justification adequate for public exhibition.</p> <p>Refer to Section 7.5 and supporting technical information provided at Appendix D.</p>
The assessment should consider visual prominence visibility and areas where change in vegetation or appearance would be particularly noticeable.	<p>✓</p> <p>The visual analysis provides photomontages of prominent areas which include changes to vegetation. Refer to Section 7.5 and supporting technical information provided at Appendix D.</p>
7. Impact of Coastal and Flood Processes	
<p>Undertake a flood and coastal hazard / sea level rise risk assessment for the site. This assessment should be conducted in accordance with:</p> <ul style="list-style-type: none"> • NSW Government's <i>Flood Prone Land Policy as set out in the Floodplain Development Manual (2005)</i>; • <i>NSW Coastal Planning Guideline Adapting to Sea Level Rise (2010)</i> and <i>the Coastline Management Manual (1990)</i>, together with the <i>Coastal Risk Management Guide: Incorporating sea level rise benchmarks in coastal risk assessments 2010</i>; and • <i>Flood Risk Management Guide: Incorporating sea level rise benchmarks in flood risk assessments (2010)</i> 	<p>✓</p> <p>The Coastal Processes, Hazards and Planning Study has been updated. Appendices I1 Coastal processes, Hazards and Planning Study and Addendum A2 take into consideration the requirements of the Coastal Management Act 2016. See North Tuncurry Lower Wallamba River Flood Study 2014 (Appendix K).</p>

Study Requirements	Comment Note: Sections numbers refer to Rezoning Study
Identify and map the extent and depth of a suitable range of flood events on and adjoining the site including but not limited to the 1% AEP and PMF flood events.	<p>✓</p> <p>The Lower Wallamba River Flood Study indicates that the NTURA Site is not affected by flooding from the Wallamba River during storm events up to and including the Probable Maximum Flood.</p> <p>Refer to Section 3.4.4 and supporting technical information provided at Appendices J, K, P and Attachment XX North Tuncurry Urban Release Area Stormwater Management System Review - which found Appendices J, P1 and P2 to be sufficient for concept design as part of a rezoning proposal. Furthermore, there is limited risk for amendment of the extent of the proposed rezoning during further design stages and any new information ascertained at detailed design can be incorporated into the development through alterations to the detailed design of drainage system, or raising surface and finished floor levels, to mitigate flood risk.</p>
Review and assess any changes to flood behaviour and characteristics, based on the potential urban development of the site.	<p>✓</p> <p>The Integrated Water Cycle Management Strategy (IWCMS) for the NTURA Site incorporates a series of permanent and ephemeral water management basins which have been designed to detain and discharge stormwater runoff from the proposed urban area in an appropriate manner. Refer to Section 7.8.2 and supporting technical information provided at Appendices J, K, P and Attachment XX North Tuncurry Urban Release Area Stormwater Management System Review</p>
Areas identified for development should be located outside coastal risk areas (for the 2100 sea level rise projection), unless it can be demonstrated that the potential impacts of sea level rise can be effectively mitigated.	<p>✓</p> <p>All development lots are located outside of the 2100 coastal hazard line, with some non-critical and resilient infrastructure such as shared paths, non-critical roads and recreation areas located just within this hazard line. Refer to Section 7.8 and supporting technical information provided at Appendix I. and Attachment XX North Tuncurry Urban Release Area Stormwater Management System Review</p>

Study Requirements	Comment Note: Sections numbers refer to Rezoning Study
8. Water Quality	
Prepare a Concept Stormwater Management Plan that outlines the general measures for stormwater and effluent management in relation to climate, topography, soil types and local geology and identify potential risk issues.	✓ The Integrated Water Cycle Management Strategy outlines the conceptual design of stormwater and wastewater disposal. Refer to Section 7.9 and supporting technical information provided at Appendices P1, P2. and Attachment XX North Tuncurry Urban Release Area Stormwater Management System Review.
Provide details of how the proposed Stormwater management system will meet the requirements of the Great Lakes Water Quality Improvement Plan 2009.	✓ The Great Lakes Water Quality Improvement Plan 2009 does not apply to the site.
Provide details, and an assessment of, impacts of the proposal on any watercourses, wetlands, coastal and riparian land located on or adjacent to the site.	✓ Refer to Section 7.6 and 7.8 and supporting technical information provided at Appendices J, P1 and P2.
Identify riparian corridors and associated buffers in accordance with: <ul style="list-style-type: none"> <i>Guidelines for Controlled Activities – Riparian Corridors (Department of Water and Energy 2008)</i> 	There are no existing riparian corridors within the NTURA Site which would give rise to consideration of the Guidelines for Controlled Activities. Artificial riparian areas are identified in the IWCMS and the NTURA Master Plan. Refer to Section 7.9 and supporting technical information provided at Appendix B.
Assess impacts of the proposal on ground water. Identify any potential degradation to the groundwater resource and any impacts on ground water dependant ecosystems.	✓ The majority of groundwater flows east to the Pacific Ocean. Groundwater flows to the west of the site toward the Wallamba River Estuary and Wallis Lake system would not result in any adverse water quality impacts. No groundwater dependent ecosystems have been identified on site. The pipe inlet is conceptualised to have an invert level of 3 m AHD, although levels between 2 and 3 m AHD could be considered at detailed design. DPIE Water notes that any level less than 3 m AHD for the inlet pipe would require additional modelling and assessment for impacts to support the modified level. This will be addressed through the post-exhibition stormwater management system workshop.

Study Requirements	Comment Note: Sections numbers refer to Rezoning Study
	Refer to Section 7.9 and supporting technical information provided at Appendices J , P1, P2 and Attachment XX North Tuncurry Urban Release Area Stormwater Management System Review.
9. Contamination and Geotechnical Assessment	
Assess the suitability of the site for the proposed land uses in accordance with <i>State Environmental Planning Policy No 55 – Remediation of Land</i> (SEPP 55) and outline any proposed measures for remediation if required.	✓ The NTURA Site is in a region known for heavy mineral sand resources. Remediation will be required in some locations. Refer to Section 7.12.2 and supporting technical information provided at Appendix F .
Identify areas with risk of soil instability, high erosion potential or potential acid sulphate soils which would render them unsuitable or at risk for urban development and filling.	✓ No significant geotechnical issues identified. Erosion control measures will need to be employed during construction until the site is stabilised. Low risk of potential Acid Sulphate Soils Refer to Section 7.12.2 and supporting technical information provided at Appendices G and W .
10 Bushfires	
Undertake a bushfire assessment of the land in accordance with: <ul style="list-style-type: none"> <i>Planning for Bush Fire Protection Guidelines, 2006.</i> 	✓ The site is bushfire prone and appropriate asset protection zones have been included within the Master Plan and zoning framework. Future building design will be implemented in accordance with the NSW Rural Fire Service's 2018 Planning for Bush Fire Protection Guidelines. Refer to Section 7.14 and supporting technical information provided at Appendix S .
11. Community Infrastructure	
Undertake an assessment of the current and future community profile of Forster/Tuncurry to identify community infrastructure, including public open space, community facilities, educational and health that will be required to support the future population in the study area and the broader Forster/Tuncurry area.	✓ Refer to Section 5.0 and 7.15.1 and supporting technical information provided at Appendices T, U and Statement of Intent (Appendix AA).
12. Development Contributions	
Detail the proposed future ownership and management arrangements for land proposed as open space, drainage reserve, and nature reserve.	✓ Land ownership, dedication and funding arrangements will be subject to the ongoing negotiations with

Study Requirements	Comment Note: Sections numbers refer to Rezoning Study
	Council. Refer to Section 5.0 and supporting information provided at Appendix T. and Statement of Intent (Appendix AA).
Identify local and State infrastructure upgrades required to support the development, the estimated cost and timing of these works and the mechanism for making the contribution (works in kind or monetary contribution).	✓ A range of local infrastructure upgrades required to support the future population of the NTURA Site have been identified, and mechanisms for determining the funding and timing of the delivery of this infrastructure will be subject to the ongoing negotiations with Council. Refer to Section 4.0 and 5.2 and infrastructure works identified in Appendices B, C, P and Statement of Intent (Appendix AA).
Details of consultation and/or agreements with relevant agencies for lands proposed to be dedicated. Identify the likely scope of any planning agreement and/or developer contributions between the proponent, Council and other agencies are to be detailed.	✓ Two VPAs to satisfy local and State infrastructure requirements will be required. The draft Statement of Intent for the provision of local infrastructure and dedication of environmental lands will be publicly exhibited. Refer to Section 5.0 and .and Statement of Intent (Appendix AA).
13. Utilities and Infrastructure	
Prepare a preliminary utility and infrastructure servicing report and plan for the site that assesses the capacity of existing utility and infrastructure servicing the site and identifies all necessary augmentation works to service the site.	✓ The Water Servicing Strategy and Waste Water Servicing Strategy Appendices X and Y conceptually demonstrate that the NTURA is able to be serviced. Specific infrastructure design matters will be considered as part of future development applications.. Refer to Section 5.0 and supporting technical information provided at Appendices R, X, Y and Z .
Address water sustainability and efficiency principles including opportunities for waste water re-use within the development.	✓ Refer to Section 7.9 and supporting technical information provided at Appendices P1 and P2 ..
Consultation	
An appropriate and justified level of consultation with Council, other relevant State and Federal government agencies and community stakeholders should be undertaken during the preparation of the environmental assessment, having regard to any previous consultation.	Government agencies and MidCoast Council were consulted in April 2020 and 2021. Consideration of these comments were taken into account in the technical studies and Rezoning Study.

Study Requirements	Comment <u>Note: Sections numbers refer to Rezoning Study</u>
Attached to these study requirements are copies of the letters from relevant stakeholders that should also be taken into consideration in preparation of the Study.	✓
The Study must include documentary evidence of consultation (including minutes of meetings and formal advice) from Council and government agencies.	✓ N/A

Table 2: Register of remaining issues to be resolved

Technical study	Task	Timing
ACHAR	<ul style="list-style-type: none"> • Visual site inspection / site survey • Aboriginal cultural heritage induction • Unexpected finds procedure 	<ul style="list-style-type: none"> • Post exhibition, pre rezoning • Construction works (post DA) • Construction works (post DA)
BCAR	<ul style="list-style-type: none"> • Biocertification Agreement • Planning Agreement for the pollinator corridors • Biobank Agreement registration • Other BCAR commitments 	<ul style="list-style-type: none"> • Post rezoning • Post rezoning • Post rezoning • Post rezoning
ICWMS	<ul style="list-style-type: none"> • Resolution of peer reviewer issues, including: <ul style="list-style-type: none"> ○ confirmation of water cycle modelling assumptions to be used for future DAs • Resolution of peer reviewer issues, including: <ul style="list-style-type: none"> ○ completion of Concept Designs for gravity drain, basin system and earthworks, and staging in consultation with Council and BCD ○ completion of residual risk assessment ○ for the gravity drain and basin system designs, Landcom will fund an external peer review, selected in consultation with Council 	<ul style="list-style-type: none"> • Post exhibition, pre rezoning finalisation • Post rezoning, pre DA
Sol	<ul style="list-style-type: none"> • Drainage infrastructure – construction of the southern water management basin and gravity drain in their entirety as part of the relevant critical stage • Drainage system maintenance (rates & IPART) - support Council to pursue establishment of a special rate to cover maintenance/life cycle costs of drainage and water quality infrastructure OR make one off per lot contributions towards in perpetuity costs is special rate is not secured. • Community centre – work with Council to determine the most suitable timing and location and contribution for the permanent community facilities • Beach Street extension (need and evidence base) – assess traffic impacts during future development application for each stage of the project's rollout. 	<ul style="list-style-type: none"> • Post exhibition and preferably post rezoning (timing not covered in the DPIE's Sol)
Acid Sulfate Soil Investigation	<ul style="list-style-type: none"> • A high level Acid Sulphate Management Plan (ASSMP) is to be developed to manage contingent ASS conditions that could occur in the future and to protect the environmentally sensitive receiving water bodies adjacent to the study area. 	<ul style="list-style-type: none"> • DA

Table 3: Appendices Technical Reports

No.	Document Title	Author and Date	Updated	
			YES	NO
AA	Rezoning study	Savills	Will be	
A	Draft Development Control Plan	Ethos Urban Ver 14.0 Nov 2021	Will be	
B	Urban Design Report	Ethos Urban January 2019		x
C	Landscape Master Plan Report	Roberts Day March 2019		x
D	Visual Assessment Report	Roberts Day November 2020	x	
E	Communication and Community Engagement Report	KJA April 2021	x	
F	Soil Contamination Investigation	Worley Parsons April 2010		x
G	Geotechnical Investigation	Douglas Partners 1988		x
H	Heavy Mineral Resource Investigation Technical Note	Peter Stitt and Associates, February 2012		x
I1	Coastal Process, Hazards and Planning Study	Worley Parsons March 2019		x
I2 (new)	Coastal Process, Hazards and Planning Study Addendum	EMM March 2021	NEW	
J	Groundwater Modelling Report	SMEC June 2014		x
K	North Tuncurry Lower Wallamba Flood Study	WMA Water April 2014		x
L	Traffic Management and Access Plan	AECOM November 2020	x	
M	Aboriginal Cultural Heritage Assessment Report Addendum and Peer Review	RPS March 2021	x	
N	Archaeological Survey and Preliminary Assessment of Sites	Bonhomme January 1998		x
O	European Cultural Heritage Assessment	RPS April 2014		x
P1	Integrated Water Cycle Management Strategy	SMEC April 2019		x
P2 (new)	Integrated Water Cycle Management Strategy Addendum	EMM October 2021		x
Q	Biodiversity Certification Assessment Report	Eco Logical Australia July 2019	NEW	
R	Road Noise Assessment Report	Muller Acoustic Consulting February 2019		x
S	Bushfire Threat Assessment Report	RPS, August 2021		x
T	Social Planning Report	Elton Consulting	x	

		November 2020		
U	Aged Care and Retirement Housing Study	Elton Consulting November 2020	x	
V	Market and Economic Assessment Report	SGS Economics January 2019	x	
W	Acid Sulfate Soil Investigation	SMEC July 2014		x
X	Water Servicing Strategy	SMEC March 2019		x
Y	Wastewater Servicing Strategy	SMEC March 2019		x
Z	Confirmation of electrical utilities infrastructure requirements	Essential Energy March 2015		x