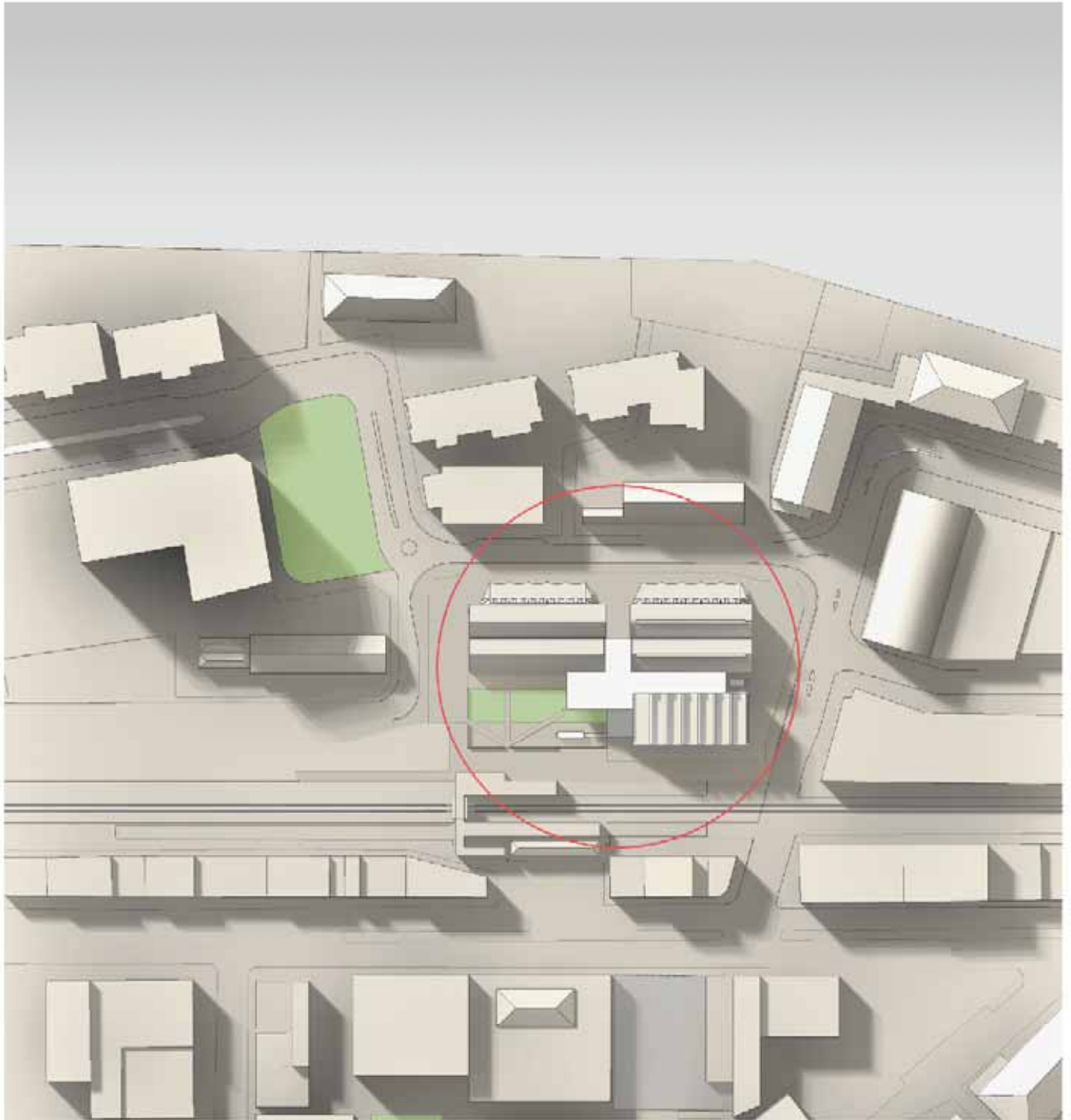




NEWCASTLE REGIONAL MUSEUM — PRELIMINARY ENVIRONMENTAL ASSESSMENT
THE CITY OF NEWCASTLE

FRANCIS-JONES MOREHEN THORP

08 OCTOBER, 2007

REPORT PREPARED BY

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CONTENTS

INTRODUCTION

PURPOSE

PROJECT OUTLINE

SITE DESCRIPTION

PART 3A MAJOR PROJECTS CRITERIA

RELEVANT PLANNING INSTRUMENTS AND CONTROLS

PRELIMINARY ENVIRONMENTAL ASSESSMENT

CONSULTATION

CONCLUSION

APPENDIX A

RELEVANT CORRESPONDENCES

APPENDIX B

ARCHITECTURAL DRAWINGS

INTRODUCTION

This Preliminary Environmental Assessment is submitted to the NSW Government Department of Planning as part of a Major Projects Application for the redevelopment of the Newcastle Regional Museum, Newcastle for assessment and determination under Part 3A of the Environmental Planning and Assessment Act 1979 (the Act). The Director General, as a delegate of the Minister has formed the opinion on 24 March, 2006 that the proposed redevelopment of the Honeysuckle Workshops is a project to which Part 3A applies. (Department of Planning Ref. MP06_0083)

PURPOSE

The site is located in the Newcastle – Honeysuckle State significant development area and as such will be assessed under Part 3a of the Environmental Planning and Assessment Act.

The Minister for Planning is the Consent Authority under Clause 7(2) of Newcastle Local Environment Plan 2003.

The Applicant has been invited to lodge a Project Application including the Application form and a Preliminary Environmental Assessment in order to obtain the Director-General Environmental Assessment Requirements.

This report has been prepared for the purposes of that Application, and provides the following information to assist the Department:

- Project Outline
- Site Description
- Relevant Planning Instruments and Controls and
- Preliminary Environmental Assessment including summary of key issues

CAPITAL INVESTMENT VALUE

The building is to be constructed within the budget construction estimate of \$10,500,000 as at December 2006. This estimate excludes contingencies and escalation.

PROJECT OUTLINE

The Newcastle City Council will develop a new Museum, Exhibition and Technology Centre in the existing Honeysuckle Railway Workshops. The existing Workshop buildings will be refurbished and will be connected with a new Link building which will contain the main public foyer and orientation spaces and will provide a new sense of identity for the development.

The new museum will be based on the existing Newcastle Regional Museum and will comprise of the following key functions:

- The Museum of Newcastle will be located in the existing Blacksmiths Shop.
- The Supernova, an interactive science and technology display and a Touring Exhibitions Gallery (The Craven Crane Exhibition Centre) will be located in the Boiler Shop. This area will also be used as a venue facility. The existing amenities in this area will be retained.
- An Education Centre, containing a flat floor seminar room and an open plan office/resource area will be located in the Wheelsmiths Shop. The existing amenities in this area will be retained for specific use by the Education Centre.
- The Newcastle Works, incorporating the BHP Technology Centre will be located in the Erecting Shed. It is envisaged that the exhibition will be accessed via a sculptural ramp which will direct visitors from the foyer into the space.
- The Link Building will house a temporary gallery, and as previously described, will be the public face of the Museum. The Link Building will be enclosed with a form which will unify the three heritage buildings. It is envisaged that the roof form will be structural steel with a metal clad roof and internal lining. This space will be also used to potentially display part of the Large Objects Collection.
- A Cafe facility and a kitchen to services the Venues facility will be located in the Blacksmiths Shop. This will also utilise the covered area to the north, under the existing awning which will be retained. The Cafe will be able to operate separately after hours.

The Erecting Shed will also contain a large ground level storage facility, and supporting back of house facilities including plant and a receiving/workshop area. A new mid level mezzanine will be inserted into the Erecting Shed which will accommodate the more

intimate objects of the Newcastle Works and an extension of the existing high level mezzanine will provide the accommodation for back of house areas. Both insertions will be simple reinforced concrete framed structures. The mid level and the upper mezzanine will be accessed by a steel staircase and a lift. The lift will also augment the exhibition experience, providing an alternate entry into the proposed "mine" exhibit.

A landscaped outdoor exhibition area, Railway Square will also be developed to the south west of the site, where the more robust elements of the collection will be displayed. This landscaped area will incorporate the leased RailCorp site and will provide a pedestrian link to the west and north of the site. No permanent structures will be built on the RailCorp site.

As identified in the initial briefing documents for the project,

The Railway Workshop Buildings have an iconic status for the community of Newcastle. The buildings stand in close proximity to the port, river estuary and coast which have always been the lifeblood of the peoples of this region. They epitomise both the industrial heritage and Newcastle's culturally sophisticated future.

The site provides the perfect opportunity to weave the threads together of Newcastle's past, present and future. It will become a destination venue for the Newcastle and Hunter community and visitors to this exciting region. The redevelopment of the site will greatly strengthen the connectivity between City Centre and harbour through its Civic and Cultural Precinct.

The placement of each functional area has carefully considered both the heritage significance and the urban context of each workshop building.

The development of the proposal for the site is consistent with the approaches outlined in the Honeysuckle Development Corporation Draft Interim Activation Plan as agreed with Honeysuckle Development Corporation in December, 2006 as part of the process of transfer of ownership of the site.

Preliminary outline plans of the proposed redevelopment have been prepared by **ljmt** and are attached in Appendix C.

THE SITE

SITE LOCATION

The subject site is located within a larger precinct commonly referred to as City West, including the Honeysuckle Special Area. The precinct encompasses approximately 45 hectares of land located between Newcastle Harbour to the north and the Newcastle Central Business District (CBD) to the south.

The site is located within the Honeysuckle Special Area, in the precinct also known as Worth Place. The site is defined by Merewether Street to the east, Workshop Way to the north, Worth Place to the west, and Civic Railway Station to the south.

The property address for the "Newcastle Regional Museum Site" is Lot 3 DP 1111306, 6 Workshop Way, Newcastle, NSW 2300.

The land was previously owned by Honeysuckle Development Corporation (HDC) and was recently acquired by Newcastle City Council on 27 June, 2007.

In addition, Newcastle City Council has access to an adjacent site to the south of the site - Lot 2, DP 856783 currently owned by RailCorp. This land will be made available to Newcastle City Council on a leasehold basis with a lease term of five (5) years. The terms of the agreement are that the usage is for community purposes and not for any commercial purposes and that no permanent structures are to be built on the site.

Refer Appendix A *Correspondence from RailCorp (Ref. 006519) dated 31 May, 2007.*

PHYSICAL DESCRIPTION

TOPOGRAPHY AND ORIENTATION

The site is relatively level with a slight gradient of approximately 500mm from south west corner to north east corner. The leased extension of the site which will include the landscaped Railway Square introduces a slight additional height increase up to the Civic Station entrance.

EXISTING DEVELOPMENT AND CURRENT SITE USES

The site currently accommodates three masonry Railway Workshop buildings:

- The Blacksmith's and Wheel Shop (1880) Floor area_ approx. 1235m²
- Locomotive Bollershop (1887) Floor area_ approx. 1090m²
- New Erecting Shop (1920) Floor area_ approx. 810m².

The three Railway Workshop buildings are noted in the Honeysuckle Conservation Plan 1993 as the only remaining examples of small railway workshop buildings from the 1870's and the 1880's that demonstrate the design principles and technology applied to this building type. The buildings are listed as being of state significance in the Newcastle LEP 2003 and are listed on the State Heritage Register.

As identified in the Honeysuckle Point Heritage Study by C and MJ Doring Pty Ltd, the buildings are of *high quality* and are *soundly constructed*. The buildings were marginally damaged during the 1989 earthquake and some minor strengthening works have taken place in the Boiler Shop (steel infill) and the Erecting Shed (reinforced concrete infill).

The buildings are currently used for a range of entertainment purposes including weekly markets and as performance venues for functions and community theatre events.



A major view corridor exists between the buildings which provides views back to Newcastle Town Hall and the civic and cultural precinct. A secondary view corridor is established adjacent to Merewether Street, which provides glimpses of the Harbour Foreshore.

VEGETATION

Vegetation on the site is limited to perimeter planting of mature Canary Island Date palms (*Phoenix canariensis*) along Merewether Street and Wright Lane. The remainder of the site is predominately paved with turfed areas in the south western, eastern and western portions.

A strip of a combination of unstructured native and exotic planting is located to the south of the site on the Railcorp leased lot.

SURROUNDING DEVELOPMENT

All sites surrounding the site are zoned Zone 3(a) with the exception of the RailCorp land.

The site is surrounded by the following developments:

• West

Wright Lane Newcastle City Council Public carpark
Commercial development (Australian Wine Selections) located in a heritage railway workshop building
Future 9 storey residential mixed use development

• North

Commercial development including University Gymnasium located in a heritage railway workshop building



• East

Commercial and mixed use residential developments including Crowne Plaza Hotel and future 9 storey mixed use residential development.

• South

Civic Railway Station

CURRENT TRANSPORT ACCESS

The site is surrounded by an existing network of transport links which provides an accessible movement network for both current and future users.

Rail access is provided by the Great Northern rail line and Civic Station is located to the south of the site.

Secondary vehicular access is provided along Merewether Street to the east of the site and to the connecting network to the north of Honeysuckle Drive, Hannell Street and Workshop Way to Wharf Road.

Pedestrian links generally follow the road networks with the additional links provided by the Civic Station and Merewether Street through to connections to the Harbour Foreshore. An identifiable pedestrian connection exists from Civic Station to the west of Workshop Way and Newcastle City Council Wright Lane Carpark.

An existing bus lay by is located to the west of the site adjacent to access to the Wright Lane Carpark.



PART 3A MAJOR PROJECTS CRITERIA

Clause 6 and Clause 7 of the State Environmental Planning Policy (Major projects) 2005 [2005-194] identifies the site as:

Schedule 2 Part 3A projects—specified sites

Item 5 Newcastle—Honeysuckle

Development within the area identified on Map 3 to this Schedule that:

(a) *Is a principal subdivision establishing major lots or public domain areas*

RELEVANT PLANNING INSTRUMENTS AND CONTROLS

The following planning instruments and policy documents are of key relevance to the proposed development:

- State Environmental Planning Policy (Major Projects) 2005
- State Environmental Planning Policy No 55 - Remediation of Land
- Hunter Regional Environmental Plan (REP) 1989; and
- Newcastle Local Environmental Plan (LEP) 2003.
- Newcastle City Council Development Control Plan (DCP) 2005
- Draft Newcastle City Centre Civic Improvement Plan (CIP) 2006

The redevelopment is also subject to a number of Newcastle City Council Policies and Management Plans embodied within the DCP 2005 including:

- Access Policy
- Heritage Policy 1998
- Public Art and Placemaking Policy
- Museum Access Policy
- Newcastle Archaeological Management Plan Vol 1 1997
- Newcastle Regional Museum Education Policy
- Stormwater Management Plan

It is also understood that approvals will be required under Section 15 of the Mine Subsidence Compensation Act 1961, and Part 3 of the Rivers and Foreshores Improvement Act 1948.

Consideration has also been given to the Civic and Cultural Precinct Draft Master Plan Design Report as prepared by NSW Government Architect and Newcastle City Council.

EXISTING ZONING PROVISIONS

The site is located in the Newcastle City Centre Heritage Conservation Zone and is identified as Zone 3(C) City Centre Zone.

The proposed redevelopment is consistent with the Aims and Objectives, of the Newcastle LEP 2003 - in particular the following items as extracted from the LEP 2003:

(a) *To promote the Newcastle City Centre as the pre-eminent regional centre of the Hunter providing for activities of a higher functional order and development intensity than is provided for in District Centre and Local Centre zones under this plan.*

(b) *To accommodate a diverse and compatible range of uses and activities within the City Centre, within its street blocks and within*

individual buildings and sites, including high density residential development and a wide range of employment generating activities, such as:

(ii) cultural and entertainment facilities, and

(iii) tourism, leisure and recreation functions, and

(iv) social, education and health services, and

(d) To conserve and enhance the rich cultural and built heritage of the City Centre to reinforce its unique character and improve its vitality and viability.

(f) To provide for the creation and maintenance of easily located public access and view corridors.

(g) To provide for development that is consistent in scale and character with:

(i) other development in the locality and the City Centre generally, and

(ii) the landscape and streetscape context of the City Centre including, but not limited to, the city skyline, the foreshore, the coast and the Port of Newcastle.

Other key relevant provisions of the Newcastle Local Environmental Plan (LEP) 2003 are set out in the attached table in Appendix B.

Key controls and other relevant provisions of the Newcastle City Council DCP 2005 are set out in the attached table in Appendix B.

PRELIMINARY ENVIRONMENTAL ASSESSMENT

It is requested that the Director General issue the requirements for an environmental assessment to accompany a Project Plan Application for the proposed development. The requirements will identify the key issues to be addressed, the level of assessment required in relation to these issues and any other requirements in accordance with the environmental assessment guidelines.

The key environmental considerations associated with the proposed redevelopment of the Newcastle Regional Museum are as follows:

- site suitability
- built form
- streetscape
- impact on adjoining properties
- transport and access
- infrastructure connections and services provisions
- social and economic issues
- stormwater and flood management
- ESD - energy efficiency and sustainability
- heritage impacts
- landscaping
- demolition and construction
- waste management
- contaminated land management and hazardous materials removal and identification

SITE SUITABILITY

The site is zoned Zone 3(c) City Centre Zone in the Newcastle LEP 2003 and the redevelopment is consistent with the objectives of the LEP.

As identified in a prior study, Newcastle Regional Museum: Analysis of Development Opportunities prepared by Museum Planning Services Australia for the Newcastle City Council June 2002:

... in many ways the Honeysuckle Railway Workshops heritage buildings provide the bridge which links the separate but important parts of the city. Their potential to link the Civic Cultural Precinct, to the harbour and waterfront recreation facilities, coupled with the potential to link the historic retail and heritage core of the east to the emerging commercial and residential areas in the west is without parallel.

The buildings sit at the centre of the North-South and East-West

axis of the city. In this way their location reflects the need to link the past with the future.

The community has a high level of expectation in relation to these buildings. Since the development of the Newcastle City Council Concept Masterplan by Department of Public Works in 1991 they have been identified for cultural and community uses - initially as a performance space championed by Performing Arts Newcastle, then as a Visual Arts Centre for professional contemporary artists including in residence workspaces, meeting rooms, café and shop and as an arts and craft 'incubator' developed by Contemporary Arts Action Newcastle. More recently produce and craft markets, major events and temporary exhibitions have utilised the spaces.

The suitability of the site will be further analysed in the Project Plan with a detailed review of the requirements of the Newcastle DCP 2005.

BUILT FORM

To ensure that the built form of the proposed infill structures is in accordance with the requirements of the Newcastle City Council DCP 2005, the following will be addressed in detail in the Project Plan:

- bulk, scale and height of the new building envelope
- form, modulation and articulation of the new building and
- suitability of materials and finishes.

STREETSCAPE

To ensure that the proposed development provides an appropriate frontage to the adjacent streetscapes, the Project Plan will consider:

- address of the new insertions to the street and the location of both pedestrian and vehicular entrance points
- new and existing building set backs.
- landscaping of the open space and integration with existing public areas.

As the majority of the focus of the project is concentrated within the existing heritage structures, it is not envisaged that the new insertions will cause a major impact to the existing surroundings.

IMPACT ON ADJOINING PROPERTIES

To ensure that the proposed redevelopment minimises impact to adjacent properties, the Project Plan will consider:

- impact of access to sun light and overshadowing.
Initial overshadowing diagrams have indicated that the impact of the existing buildings and the proposed new link building on adjacent properties is minimal due to the southern orientation of the site.
- consideration of visual and acoustic privacy. *It should be noted that an acoustic assessment of the impact of the public activities will need to be undertaken to assess the effect on adjacent residential properties.*
- enhancement, retention and sharing of views

TRANSPORT AND ACCESS

A initial transport and access report for the redevelopment, Newcastle Regional Museum @ Honeysuckle Traffic and Parking Study Newcastle City Council October 2006 by Mark Waugh Pty Ltd has been prepared for the site. This report will be revised following the development of this phase of the project and will be submitted as part of the Project Plan. The revised report will address the following issues:

- traffic generation and potential impacts and capacity of surrounding roads
- carparking, including provision, operation and driveway access.
It is proposed that car parking for the redevelopment be by provision of some on site car parking (short term, staff and accessible) as well as contributions through Section 94(A). *The Section 94(A) contributions are however open to discussion and a request for exemption will be submitted due to the development's public use.*
- bus parking and queuing.
The impact of the use of the existing bus lay by on Worth Place will be further detailed. A set down and pick up area for two buses will be provided.
- service and delivery movements
General deliveries will be from Worth Place and specific exhibition and large venue deliveries (Touring Exhibitions and functions located within the Boiler Shop) will be from Merewether Street.
- pedestrian access to and from the site and to surrounding precinct

- bicycle access
Facilities for cyclists will be provided accessed from Worth Place.
- public transport interface including the interface with existing connections.

INFRASTRUCTURE CONNECTIONS

The provision of secure, functional and flexible services infrastructure will be an integral and essential part of the redevelopment. An assessment of the adequacy of the supply of existing utilities and the proposed extensions within the site to all services, will be presented as part of the Project Plan.

A new kiosk type substation is to be located in the south east corner of the site adjacent to the Erecting Shed. The design of the substation is currently in progress and completion is anticipated within a year of this report.

SOCIAL AND ECONOMIC ISSUES

The redevelopment of the Railway Workshops to house the relocated Newcastle Regional Museum is consistent with the aims and objectives of the Newcastle LEP 2003.

ESD ENERGY EFFICIENCY AND SUSTAINABILITY

The Local Government Act 1993, Section 7 requires the Newcastle City Council to have regard to the principles of ecologically sustainable development. The redevelopment of the Newcastle Regional Museum will be used by Newcastle City Council as a model and a demonstration project of the Council's commitment to ESD, within the constraints of a heritage precinct.

The Project Plan will identify the ESD initiatives which will be incorporated into the redevelopment of the site.

STORMWATER MANAGEMENT AND FLOOD MANAGEMENT

The proximity of the site to the foreshore indicates that the flows of stormwater both during construction and the operation of the facility must be managed. As required under the NCC DCP 2005, a stormwater management plan will be included in the Project Plan.

HERITAGE

The Honeysuckle Railway Workshops are a group of buildings that are of significant heritage value. As such they are registered on the State Heritage Register and are identified in the Newcastle Local Environment Plan 2003. A Conservation Management Plan has been prepared for the site in March, 1990:

- * Honeysuckle Goodsyd Civic Workshops and Lee Wharf Area, Heritage and Conservation Study Draft Final Report as prepared by Sutlers Architects Snell with input by Dr John Turner and C and MJ Doring.

The following quotation is a Statement of Significance extracted from the State Heritage Register;

Honeysuckle Railway Workshops are one of the outstanding industrial workshop sites in the State and are excellent examples of a Victorian workshop group that display continuity, excellence in design and execution and add to the townscape of Newcastle as well as play an important role in the history of the railway in the area.

The whole group is of highest significance in the State. Construction of workshops in Newcastle was brought about for two reasons: separation of the Great Northern lines from the main system from 1857 to 1889; and in recognition of the exclusive facilities and rolling stock required to handle coal traffic.

As required by the Newcastle Local Environmental Plan 2003, Clause 33 Development in the vicinity of a heritage item

Before granting consent to development in the immediate vicinity of a heritage item or a heritage conservation area, the consent authority shall assess the impact of the proposed development on the heritage significance of the heritage item or the heritage conservation area and, in this regard, the consent authority may require the submission of a heritage impact statement.



The project team are working closely with the Heritage Architects, Clive Lucas Stapelton and Partners and a separate archaeological assessment has been commissioned and is currently being undertaken by C and MJ Doring. It is intended that all works to the existing buildings will be in accordance with current conservation philosophies and that all works will consider carefully the impact on the heritage structures, be recognisable as new insertions and ultimately be removable with minimal impact to the existing fabric. The placement of insertions within the building volumes will be considered as will the placement of services required to protect the museums collection. An example of one of the current services reticulation strategies is to reinterpret the location of the existing internal railways tracks to provide linear reticulation to meet the requirements of the exhibition.

OUTLINE POLICIES FOR ADAPTIVE REUSE

High Significance

Aim to retain all fabric. If adaptation is necessary for the continued use of the place, minimise changes, removal and obscuring of significant fabric and give preference to changes which are reversible.

Moderate Significance

Aim to retain most of the fabric. If adaptation is necessary, more changes can be made than would be possible for fabric of high significance but the same principles apply.

Little Significance

Fabric of little significance may be retained or removed as required for the future use of the place, provided that its removal would cause no damage to more significant fabric.

Intrusive

Intrusive fabric should be removed or altered to reduce intrusion when the opportunity arises, whilst minimising damage to adjacent fabric of significance.



Services Installations

The installation of new services and equipment in the place in connection with uses maintained or introduced in accordance with Policy for Use is appropriate, provided that:

- equipment is installed in areas and spaces of lower significance in preference to those of higher significance
- that the installation is designed and constructed in a way that causes minimum damage to significant fabric and is removable without further damage to significant fabric
- the work is planned and carried out with regard to the underground archaeology of the place.

Alteration of significant fabric in order to comply with the spirit of fire safety and other statutory requirements is appropriate, but only after investigation of alternative fire safety and other alternatives in order to determine design and construction strategies. Adaptation should be located in spaces of lower rather than higher significance, minimise damage to significant fabric and provide for removal of alterations without further damage to retained fabric.

A detailed Heritage Impact Statement will be prepared as part of the Project Plan.

Interpretation Strategy

The previous use of the workshops as industrial volumes is particularly appropriate for the new usage as a regional museum, especially with a collection which does have many large objects. It is envisaged that the existing fabric and the site will be interpreted as part of the museum's exhibitions - both the history of the site and the new insertions such as new plant and services infrastructure and their impacts on the existing fabric.



SIGNAGE

Consistent with the Newcastle DCP and the Draft CIP, the museum signage will play an important role in informing the public of the facility. It is important that the signage is appropriate in scale and does not adversely impact the existing fabric nor the adjacent surroundings, however it is also important that the signage can be used to draw pedestrians and passing traffic to the site. Due to the site's strong connection to both the Honeysuckle precinct and the Civic centre the signage will perform a linking role. There is also potential that aspects of the museum can be used for visitor information not only for the museum but also the adjacent precinct.

DEMOLITION AND CONSTRUCTION

Consideration of the construction management issues and impacts will be included in the Project Plan in relation to:

- erosion and sediment control measures
- construction traffic
- public and pedestrian safety
- noise
- dust management
- material storage and waste management

A detailed construction management plan will be prepared for the project after a contractor has been engaged by Newcastle City Council and prior to the commencement of works.

WASTE MANAGEMENT

An assessment of the waste management facilities and procedures in the redevelopment will be undertaken as part of the Project Plan submission.



CONTAMINATED LAND MANAGEMENT AND HAZARDOUS MATERIALS REMOVAL AND IDENTIFICATION

Newcastle City Council have commissioned two reports which investigate the current status of hazardous materials on the site:

- A Hazardous Materials Survey and Register was prepared in July, 2006 for Newcastle City Council by HLA Environsciences Pty Ltd which identified a level of contamination and provided recommendations as to methods of remediation. The report was limited and further investigation will be required during the construction phase of the project.
- A Remedial Action Plan was prepared by RCA Australia in March 2007 which details the contamination status of the Honeysuckle Railway Workshops site and proposes a remediation strategy to facilitate use of the site as the proposed Newcastle Regional Museum.

All future works on the site will take into consideration these reports and will be undertaken in accordance with SEPP 55 - Remediation of Land.

CONSULTATION

Prior to the lodgement of the Preliminary Environmental Assessment Report, Newcastle Regional Museum in conjunction with Newcastle City Council have undergone an extensive stake holder and community consultation process.

As part of this process a number of studies were commissioned to analyse the redevelopment of the proposed site and the overall context of the museums future and its accommodation and function requirements. These reports included:

- Newcastle Regional Museum:
Analysis of Development Opportunities
prepared by Museum Planning Services Australia for the Newcastle City Council June 2002
- Newcastle Railway Workshops Redevelopment Study 2004
prepared by Hewitt Pender Associates

Specific stake holder consultations included the Newcastle City Council, Hunter Region Tourism Organisation, Honeysuckle Development Co orporation, Department of Planning, Friends of the Museum, SuperNova Volunteers and Museum staff.

A process has been set up as part of the procurement of the project to update stakeholders at milestone stages. This process is and will be managed by **fjmt** in consultation with the Newcastle Regional Museum and in conjunction with Newcastle City Council and the project team. The stake holder consultation process will be fully detailed in the Project Plan submission.

A preliminary consultation has taken place with the Department of Planning and representatives of the Heritage Council prior to the submission of the Preliminary Environmental Assessment.

CONCLUSION

It is requested that the Director General issue the environmental assessment requirements for the development proposal in accordance with the provisions of Part 3A of the Act and taking into account the key issues considered in this assessment.

Should you have any queries about the enclosed information, or require any additional information, please do not hesitate to contact the undersigned on 02 9251 7077.



NSW GOVERNMENT
Department of Planning

Contact: Josephine Wing
Phone: 02 9228 6528
Fax: 02 9228 6540
Email: josephine.wing@planning.nsw.gov.au
Our ref: MP08_0083
Your ref:
File No: 9042157

Mr David MacGregor
Project Manager – Museum Redevelopment
Newcastle Regional Museum
PO Box 2156
DANGAR NSW 2309

31 March 2006

Dear David,

Subject: Proposed Re-development of Honeysuckle Railway Workshops – Major Project Application

I refer to your letter dated 2 March 2006 in which you requested confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

I am writing to advise you that the Director General, as a delegate of the Minister, formed the opinion on 24 March 2006 that your proposal is a Project to which Part 3A of the Act applies. Consequently, you may now apply for the approval of the Minister to carry out this Project.

In seeking the Minister's approval, Section 75E of the Act requires you to lodge an application for your Project with the Director General. The application you lodge with the Director General for the Project must include a completed Application Form, a Preliminary Assessment based on the information contained in this Schedule, and the correct fee. I have enclosed an Application Form with this letter, along with a schedule that identifies what information should be addressed in the Preliminary Assessment and the fees to be paid.

If you have any questions concerning any of the above matters or information required for the Preliminary Assessment, you should contact Josephine Wing on phone number 02 9228 6528 or via email to josephine.wing@planning.nsw.gov.au.

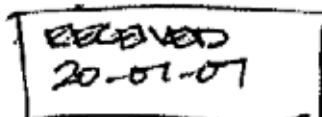
Yours sincerely

Gordon Kirkby
Acting Director, Urban Assessments

Office of Sustainable Development Assessment and Approvals
23-33 Bridge Street Sydney NSW 2000 GPO Box 39 Sydney NSW 2001
Telephone (02) 9228 6111 Facsimile (02) 9228 6191 Website www.dlpr.nsw.gov.au

Schedule – Information required at lodgement

Application form	You must complete in full the Application for a Major Project form enclosed.
Preliminary Assessment – Purpose	The purpose of the Preliminary Assessment is to assist the preparation of the Director General's Environmental Assessment Requirements. The purpose of the Preliminary Assessment is to culminate in a summary of the "Key Issues". Key Issues are those matters that if not addressed satisfactorily may lead to refusal of the project.
Preliminary Assessment – Identifying Key Issues	"Key Issues" will emerge from: (a) the proponent's consultation with all relevant agencies and groups, and (b) from the proponent's assessment of the proposed project against applicable environmental planning instruments, policies, guidelines and other relevant planning documents. "Key issues" could include, but may not be limited to: (a) non-compliances with known relevant planning controls; (b) known community concerns about the development proposed; (c) potential environmental impacts associated with construction, operation, or occupation of a project; (d) likely environmental risks; (e) constraints arising from the peculiarities of a project site. "Key Issues" should not include those aspects of a proposed project that comply with known planning controls; where there are no community concerns or where there are no other contentious matters.
Preliminary Assessment – Information to be addressed	The Preliminary Assessment should include: (a) a written and graphical description of the project and any ancillary components, including relevant preliminary plans; (b) the location(s) and a map identifying the site(s)/alignment/corridor; (c) the planning provisions applying to the site and whether the project is permitted under the prevailing EPIs, DCPs, policies, etc, and if the project is inconsistent with such instruments/plans/policies; (d) the views of the other agencies, local council and/or the community if known; (e) an identification of any study or investigations undertaken for the preparation of the Metro Strategy or other regional or local strategies that may affect the Project.
Application Fee	The fee at time of lodgement of the Application is \$1000. Additional fees will be necessary and you should consult with the Department prior to lodging your Environmental Assessment.
Copies of Documentation	Eight (8) copies of all documentation lodged (including plans)
Electronic Version of Documents	Two (2) CDs in PDF format of all documentation lodged, and All plans should be in PDF or TIFF format. Note: In the event that the documentation exceeds 5 Megabytes, you should contact the liaison officer prior to lodgement. Please be aware that you may be required to prepare a website for your Project.
Acceptance of Application	The Director General will not accept your application until such time as you complete all the information required by this schedule, the accompanying fee, and a completed application form



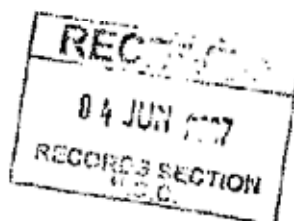
RailCorp

RailCorp Property Division
GPO Box 47 Sydney NSW 2001
Tel: 1300 885 113

YOUR REF:
OUR REF: 006519
TELEPHONE: (02) 9224 3933
FACSIMILE: (02) 9224 3902
EMAIL: ian.sproule@railcorp.nsw.gov.au

31 May 2007

Mr Peter McMahon
Property Assets Coordinator
Newcastle City Council
PO Box 489
Newcastle NSW 2300



Dear Mr McMahon

Newcastle (CIVIC)_430 Hunter St (Merewether St) Part Lot 2 DP 856783

I refer to Council's correspondence and apologise for the delay in responding. RailCorp confirms that it is not in a position to be contemplating a sale of the land at this stage.

As an alternative to sale, RailCorp is prepared to make the land available to Council for inclusion within the grounds of the Newcastle Regional Museum on a leasehold basis.

The offer of lease is on the following basis:

Lease Term five (5) years.

Commencement date to be agreed.

Rental \$520 pa + GST ~ increase of 5%pa

Council would be responsible for the payment of any rates or taxes, including any land tax liability that may arise in respect to the site from the grant of the lease.

Usage to be for community purposes (as an adjunct to the grounds of the Museum) and not for any commercial purpose.

No permanent structures to be built upon the site, this does not include pathways, lighting, seats, gardens etc. However, a services search may be necessary prior to altering the surface of the land.

Council to provide plan/s of the land suitable for registration of the lease.

Council responsible for legal and registration fees.

It is understood that the land may suffer from ground contamination. Council is to satisfy itself as to the suitability of the site for the purposes proposed by Council.

Council is responsible for fencing the site.

006519 Newcastle City Council Museum - Evidence in principle.doc



RailCorp

RailCorp Property Division
GPO Box 47 Sydney NSW 200
Tel: 1300 885 11

Access is to be maintained at all times to Civic Railway Station.

It is understood that certain works are planned by TIDC in the vicinity of Civic station. I am not able to advise to the extent of the works or impact of those works upon the site.

Council is aware that the land is presently held under lease and licence arrangements with Honeysuckle Development Corporation (HDC). The grant of any lease is contingent upon the surrender of those arrangements by HDC. Evidence of HDC consent to the proposal would need to be provided prior to initiating any documentation.

I attach a pro-forma lease for Council's information.

Please advise whether Council wishes to proceed further with this matter.

Yours sincerely

Ian Sproule
Senior Account Manager
RailCorp Property Division

Def Action!

Cc
Mr Jacob Whiting
Honeysuckle Development Corporation
PO Box 813
Newcastle, NSW 2300

APPENDIX B

ARCHITECTURAL DRAWINGS

SK_DA 01

Location Plan
Site Plan
Site Images

SK_DA 02

Ground Level Concept Plan
Lower Mezzanine Concept Plan
Upper Mezzanine Concept Plan