

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	06_0083
Project	Newcastle Regional Museum Redevelopment - Museum, Exhibition and Technology Centre in the existing Honeysuckle Railway Workshops
Location	Lot 3 DP 1111305, 6 Workshop Way, Newcastle
Proponent	fjmt, Level 5 MCA, 140 George Street, Sydney
Date issued	26 November 2007
Expiry date	2 years from date of issue
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances); • details of the proposed layout, land uses, size and scale of the main components of the development, FSR, height (AHD); • details of the methodology used for the calculation of the FSR in accordance with the relevant Environmental Planning Instruments (EPI); • an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; • a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; • a signed statement from the author of the EA certifying that the information contained in the report is not false or misleading; • landowners' consent for the development site; and • a Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project in accordance with Environmental Planning and Assessment Regulation 2000.
Key issues	<p>The EA must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPIs and Guidelines to be addressed <ul style="list-style-type: none"> • Address all relevant legislation and planning provisions applying to the site, including the Department of Planning's draft Newcastle City Centre Local Environmental Plan 2006 and draft Newcastle City Centre DCP 2006, Newcastle LEP 2003, Development Contributions Plan No. 1 2005, the Newcastle Regional Education Museum Policy, and justification for any non-compliance(s). • Landowners' consent for the development site. 2. Building design <ul style="list-style-type: none"> • Assess the relationship between public and private domains with consideration of soft and hard landscaping, and amenity. • Demonstrate how the public domain will maximise safety, security and public surveillance within public areas • Assess visual impacts of the proposal in its context, in particular having regard to the siting and design of the link building, changes to external features of existing buildings, visual impacts from surrounding areas including Newcastle Harbour, bulk and scale impacts, and materials, finishes and detailing having regard to the heritage fabric of the building. • Where practicable plant equipment should be located to minimise the visual and acoustic impacts. Any rooftop plant shall be designed as an integral part of the building, visual bulk is to be minimised, and it must be adequately attenuated to avoid acoustic impacts on surrounding land. • Provide details of any building identification or directional signage for which approval is sought. • Ensure access for people with disabilities in accordance with relevant legislation. • Ensure the design of public areas minimises potential for vehicle and pedestrian conflicts.

	<p>3. Heritage</p> <ul style="list-style-type: none"> • The EA must include a heritage impact statement prepared by a suitably qualified person and addressing matters including: <ul style="list-style-type: none"> ○ details of the proposed adaptive reuse including levels of significance of all structures, as evidenced by the site's listing on the State Heritage Register and identified in Newcastle Local Environmental Plan 2003; ○ any demolition or removal of fabric and, where proposed, an assessment of the level of significance and physical condition of any fabric proposed to be removed; ○ justification for the removal of any intrusive fabric and consideration of any alternate reuse options for such fabric; ○ minimising load bearing impacts of new link building on existing heritage buildings and fabric; ○ provision of structures and materials that ensure reversibility to avoid permanent damage to the heritage fabric; ○ details of any Interpretation Plan; and, ○ assessment of all new building structures and how they relate to the existing heritage structures. <p>4. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Identify ESD principles and measures to be implemented in the design, construction and operation of the development. <p>5. Building Uses</p> <ul style="list-style-type: none"> • Provide details of all proposed building uses including description, hours of operation, number of staff (if known), and expected number of clients using each component of the facility. • Provide details about the existing entertainment and public uses on the site, and their proposed relocation in terms of siting and timing. <p>6. Traffic Impacts</p> <ul style="list-style-type: none"> • A traffic and transport impact study shall be submitted with the EA which assesses the traffic and transport impacts of the project. The study shall: <ul style="list-style-type: none"> ○ address impacts and measures to mitigate impacts on local and arterial roads and adjacent road intersections; ○ address compliance with relevant Council and RTA traffic and car parking codes; ○ provide details of service and delivery vehicles movements; ○ detail adequate emergency vehicle access. <p>7. Contamination</p> <ul style="list-style-type: none"> • The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. <p>8. Flooding</p> <ul style="list-style-type: none"> • Where relevant, assess any flood risk on-site with consideration of the NSW Floodplain Development Manual (2005), the draft Newcastle City Centre Local Environmental Plan 2006 and Newcastle City Centre DCP 2006, and Council's requirements, and detail measures to address the risks. <p>9. Services/infrastructure and utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas, as well as the proposed kiosk type substation.
Consultation	<p>You should undertake an appropriate and justified level of consultation with the following parties (where relevant) during the preparation of the EA:</p> <ul style="list-style-type: none"> • Newcastle Council; • NSW Heritage Office; • NSW Roads and Traffic Authority; • Hunter Water; and • Railcorp.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

Plans and Documents
of the development

PROJECT APPLICATION

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:

1. The **existing site survey plan** is to be drawn to 1:200 scale (or other appropriate scale) and show:
 - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
 - the existing levels of the land in relation to buildings and roads (to Australian Height Datum (AHD));
 - location and height of existing structures on the site; and
 - location and height of adjacent buildings and private open space.
2. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site and immediately adjacent to the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, and all structures on neighbouring properties where relevant to the application (including windows, driveways etc). Current aerial photography should be utilised to assist with this requirement.
3. The **Architectural drawings** are to be drawn to scale and illustrate the following:
 - the location of existing building structures on the land in relation to the boundaries of the land and any development on adjoining land differentiated from all proposed structures;
 - details of proposed structures indicating layout, room uses, fitouts, size and orientation;
 - the location and size of vertical and horizontal circulation of lifts, stairs and corridors;
 - sections and elevations of the proposed development;
 - fenestrations, balconies and other features;
 - servicing points;
 - the height of the proposed development in relation to the land (to AHD);
 - any changes that will be made to the level of the land by excavation, filling or otherwise;
 - the level of the lowest floor and the level of the ground;
 - parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site;
 - pedestrian access to, through and within the site.
4. **Other plans** including (where relevant):
 - **Stormwater Concept Plan** - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided and the must include details of all major overland flow paths;
 - **View analysis** - artists impression, photomontages, etc of the proposed development in the context of the surrounding development;
 - **Landscape Concept Plan** – plan or drawing that shows the basic detail of public domain elements and planting design including plant species to be used, listing botanical and common

	<p>names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc); details of any plants to be removed.</p>
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 12 hard copies of the EA. • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale). • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
<p>Electronic Documents</p>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files. • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order. • Graphic images will need to be provided as [.gif] files. • Photographic images should be provided as [.jpg] files. • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>