

**STATE SIGNIFICANT SITE & CONCEPT PLAN – FREEWAY NORTH BUSINESS PARK
(MP 06_0199)
DRAFT ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project Description	Establishment of a Business Park and environmental conservation areas.
Capital Investment Value	\$430 million
Site	Freeway North Business Park, Weakleys Drive, Beresfield
Proponent	Hunter Land Pty Ltd
Date of Issue	10 November 2006
Date of Expiration	10 November 2008 (2 years from date of issue)
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 18 September 2006.
General Requirements	<p>The Environmental Assessment must include:</p> <p>State Significant Site listing</p> <ul style="list-style-type: none"> • The State or regional planning significance of the site; • Proposed land uses and suitability of the site for the proposed land uses taking into consideration environmental, social and economic factors, the principles of ecologically sustainable development and any applicable State or regional planning strategy (i.e. Lower Hunter Regional Strategy); and • The implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning. <p>The above will be used by the Director-General to make recommendations to the Minister with regard to appropriate zoning and development controls for the site, and whether any subsequent development on the site should be declared to be a project subject to the provisions of Part 3A of the <i>Environmental Planning and Assessment Act 1979</i>, local development or exempt and complying development.</p> <p>Concept Plan</p> <ul style="list-style-type: none"> • An executive summary; • A description of the overall concept, its likely components and any staging of the development including: <ul style="list-style-type: none"> ○ description of the site, including cadastre and title details; ○ design, subdivision layout; and ○ project objectives and need (if relevant); • An assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • A statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest. <p>Part B – Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • Relevant current EPIs applying to the site (i.e. Newcastle DCP 2005), including permissibility, and proposed planning provisions; and • Nature and extent of non-compliance with specified EPIs. <p>Part C – Key Issues to be addressed</p> <ul style="list-style-type: none"> • Requirements of the Department and other agencies are as follows: <p>Urban Form and Design</p>

- A suitable urban design response should be developed. Appropriate development controls should be established, including density, building heights, setbacks, footprints, entry points, public domain, private open space and car parking. Visual impact assessment on views from Weakley's Drive, John Renshaw Drive, New England Hwy, other public spaces and any private land potentially impacted.

Traffic

- A traffic impact analysis addressing linkages to existing and proposed developments to the south (to John Renshaw) and adjoining lands in Maitland and Cessnock LGAs, as well as the potential impact on Weakley's Drive and its intersection with the F3 Freeway and New England Highway and any impact on the operation of the F3 or New England Highway.
- An appropriate traffic impact assessment in conjunction with the principles and methodology of a traffic management plan (TMAP) should be prepared in accordance with RTA Guidelines.

Natural Resources

- Potential impact on surrounding waterways in terms of water quality and aquatic ecosystems – ground water, storm water and water quality assessment.
- Impact on existing native flora and fauna, including identified threatened species, particularly Lower Hunter Spotted Gum Ironbark Open Forest (EEC) and identification of constraints to development.
- A description of the measures proposed to mitigate and/or ameliorate impact of the development on identified flora/fauna communities. Where impact is unavoidable or unable to be significantly reduced by mitigation measures, compensatory strategies/ offsets should be considered.
- Future ownership and management of the proposed 7(a) Conservation Lands.
- Flooding assessment and impacts of any proposed filling on the land.

Heritage

- A heritage impact statement should be prepared in accordance with the requirements of DEC. The statement should assess the impacts of the application on indigenous heritage.

Contamination

- Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance.

Bushfire Risk Assessment

- Identification and map of bushfire prone land/ bushfire risk and identification of constraints to development, noting that any Asset Protection Zones required must be maintained on the land to be developed and not affect adjoining vegetation/EECs.

Mine Subsidence

- Location, condition and risk of subsidence from mine workings affecting the proposal and identification of constraints to development.

Drainage and Stormwater Management

- The environmental assessment should address drainage and stormwater management issues, including: on site detention of stormwater; water sensitive urban design (WSUD); and drainage infrastructure.

Utilities Infrastructure

- The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone services and comply with the requirements of any public in regard to the connection to, relocation and/or adjustment of the services affected by the development.

Development Staging

- The issue of development staging should be clearly addressed in detail.

Planning Agreements and/or Developer Contributions

- The environmental assessment should address and provide the likely scope of a planning agreement (should one be proposed) and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc either on site or the LGA.

Part D – Statement of Commitments

	<ul style="list-style-type: none"> Proposed mitigation and management of residual impacts; and A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project. <p>Test of adequacy If the Director-General considers that the Environmental Assessment does not adequately address the environmental assessment requirements, the Director-General may require the proponent to submit a revised environmental assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.</p>
Consultation Requirements	During the preparation of the EA, you should undertake an appropriate and justified level of consultation with relevant parties during the preparation of the Environmental Assessment. If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented. Relevant agencies include: Newcastle City Council; Department of Planning (Hunter office); RTA; NSW Rural Fire Service; Ministry of Transport; NSW Heritage Office; DEC; DNR; Mine Subsidence Board; Utilities and Emergency Services, including: NSW Police Service, NSW Fire Brigades, Hunter Water, Energy Australia, Telstra; and the Local Aboriginal Land Council.
Exhibition requirements	Until such time as the Director-General accepts the Director-General's Environmental Assessment Requirements, the proponent is required to set up a website such that the Environmental Assessment report and all other material identified as being required for submission is available from this website.
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Application Fee Information	Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . Please consult with the Department about the Concept Plan fee.
Landowners Information	The consent of the landowner is to be provided in accordance with s8F of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	<ul style="list-style-type: none"> Ten (10) copies of the environmental assessment report; Ten (10) copies of the environmental assessment report and plans on CD-ROM (PDF format); and Plans, models & drawings/montages.