

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-10251
Project Name	Amending development application (DA) to convert the approved residential dwellings to serviced apartments, including alterations and additions.
Location	42 Honeysuckle Drive, Newcastle (Lot 22 DP 1072217)
Applicant	DOMA AUSTRALIA HOLDINGS PTY LTD
Date of Issue	16 April 2019
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the proposed development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data • consideration of potential cumulative impacts due to other development in the vicinity • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment • justification of impacts. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the EP&A Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived • a detailed cost report prepared in accordance with Newcastle Section 94A Development Contributions Plan 2009 • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Coastal Management) 2018

- State Environmental Planning Policy (Urban Renewal) 2010
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy 55 – Remediation of Land
- Draft State Environmental Planning Policy – Remediation of Land
- Newcastle Local Environmental Plan 2012.

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities
- Future Transport Strategy 2056 and supporting plans
- Better Placed – an integrated design policy for the built environment of NSW 2017
- NSW Planning Guidelines for Walking and Cycling
- Hunter Regional Plan 2036
- Newcastle Urban Renewal Strategy
- Greater Newcastle Future Transport Plan
- Greater Newcastle Metropolitan Plan 2036
- Port of Newcastle Port Development Plan (PDP) 2015
- Newcastle Section 94A Development Contributions Plan 2009
- Guide to Traffic Generating Development (RMS, 2002)
- Relevant City of Newcastle policies, codes and guidelines (where required pursuant to relevant Local Environmental Plan).

2. Amending Development Application

The EIS shall illustrate and describe the amendments sought to the existing Development Approval (SSD 8440), including a comparative analysis of the building envelopes, car parking, floor spaces, uses and any relevant conditions of consent between the existing Development Approval and the proposed amending DA.

3. Building use

The EIS shall:

- include a table identifying the proposed land uses including a floor-by-floor breakdown of gross floor area (GFA), total GFA and site coverage
- include details of the proposed uses and/or operational details for the development, including but not limited to:
 - fit-out and operational details
 - preliminary operational management plan.

4. Design excellence

The EIS shall include a design excellence strategy prepared in consultation with the Government Architect NSW, demonstrating how the proposal will continue to achieve design excellence. This strategy shall:

- identify the process to ensure that continued design excellence is achieved
- demonstrate how comments from the Government Architect NSW have been addressed.

5. Built Form and Urban Design

The EIS shall demonstrate how the orientation, height, bulk, scale, massing, articulation, setbacks and materials of the proposed development will integrate with the existing Development Approval.

6. Ecologically Sustainable Development (ESD)

The EIS shall demonstrate how ESD principles are achieved through the proposed amending DA, in accordance with clause 7(4) of Schedule 2 of the EP&A Regulation 2000.

	<p>7. Noise The EIS shall:</p> <ul style="list-style-type: none"> • identify any sensitive receivers to noise in the vicinity of the site • identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation • outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land • identify the likely noise impacts and acoustic measures required to ensure acceptable internal amenity, noting the proximity to the operational areas of the Port of Newcastle. <p>8. Transport and Accessibility (Construction and Operation) The EIS shall include a traffic, parking, servicing and access assessment identifying any additional impacts of the proposed amending DA on the traffic and transport network and pedestrian and cyclist safety adjacent to the site when compared to the existing Development Approval. Any associated impacts and/or mitigation measures are to be included in the EIS.</p> <p>9. Mine Subsidence Provide a revised Geotechnical Investigation and Report which addresses potential subsidence risks, stabilisation works required/undertaken and confirms suitability of the site for the proposed amending DA.</p> <p>10. Heritage The EIS shall including a revised Heritage Impact Statement that considers any potential impact(s) of the proposed amending DA.</p> <p>11. Utilities In consultation with relevant agencies, the EIS shall demonstrate how the capacity of utilities to service the existing Development Approval will be augmented to service the proposed amending DA.</p> <p>12. Public Benefit and Contributions The EIS shall including a detailed cost report prepared in accordance with Newcastle Section 94A Development Contributions Plan, including a cost comparison between the existing Development Approval and the proposed amending DA.</p> <p>13. Biodiversity The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.</p> <p>14. Servicing and Waste The EIS shall identify any changes to the servicing and waste collection between the existing Development Approval and the proposed amending DA.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>EP&A Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • architectural drawings (to a usable scale at A3) • architectural design statement

	<ul style="list-style-type: none"> • landscape drawings (to a usable scale at A3) • landscape design statement • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings • site analysis plan • shadow diagrams • ESD statement • pre-submission consultation statement • heritage impact assessment • access impact statement • traffic and parking assessment • visual and view impact analysis and photomontages • stormwater concept plan • operational management plan • operational waste management plan • preliminary construction management plan, including a construction traffic and pedestrian management plan, construction noise and vibration management plan, construction waste management plan and cumulative impact of construction activities on other nearby sites • geotechnical and structural report • services and infrastructure report • contamination assessment • schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and the local community. You must consult with the City of Newcastle and the Office of the Government Architect.</p> <p>The EIS must describe the pre-submission consultation process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</p>
Further consultation after 2 years	<p>If you do not lodge a DA and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>