

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6457
Proposal Name	New Space Project, University of Newcastle
Location	409 Hunter Street and 300 King Street, Newcastle
Applicant	University of Newcastle
Date of Issue	14 May 2014
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context – including: Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including: • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; • Newcastle Local Environmental Plan 2012; and • Draft State Environmental Planning Policy Amendment (Newcastle City Centre) 2014. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.

	<i>Development Standards</i> Identify compliance with the development standards applying to the site. Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW 2021; • Lower Hunter Regional Strategy; • Newcastle Urban Renewal Strategy; • Newcastle Development Control Plan 2012; • NSW Long Term Transport Master Plan 2012; • Hunter Regional Transport Plan 2014; • NSW Bike Plan; • Planning Guidelines for Walking and Cycling; and • Healthy Urban Development Checklist, NSW Health. 2. Built Form and Urban Design • Address the height, bulk, scale and setbacks of the proposed development within the context of the locality, adjacent heritage items, surrounding development, topography and streetscape. • Demonstrate design quality, with specific consideration of the overall site layout, connectivity, open spaces and edges, interface with the public domain (including Christie Place, Hunter Street and Auckland Street), gateways, facades, rooftop, massing, setbacks, building articulation, materials, colours and signage or signage envelopes. • Detail how services, including but not limited to, waste management, loading zones, mechanical plant are integrated into the design of the development. • Demonstrate how the proposal achieves design excellence and how it responds to any comments made by any Design Review Panel. → <i>Relevant Policies and Guidelines:</i> • <i>Director-General's Design Excellence Guidelines</i> 3. Environmental and Residential Amenity Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy, view loss and wind impacts. A high level of environmental amenity must be demonstrated, including to the public domain such as Christie Place. 4. Ecologically Sustainable Development (ESD) • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development. • Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. 5. Heritage • Include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas in accordance with the guidelines in the NSW Heritage Manual. In particular: - o any physical or visual impacts on the adjacent Nesca House must be addressed, including any recommended conservation works for this building arising from the project; and - o visual impacts on existing views and vistas to and from nearby State or locally listed items or conservation areas must also be assessed.
--	---

	- Assess any impacts on aboriginal cultural heritage in accordance with the 'Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW' (OEH 2011). - Assess any impacts on the archaeological resources of the site, including findings of any archaeological investigations at the subject site and whether any further investigations are required for both the historic and Aboriginal archaeology of the site. Mitigation measures and interpretation should be identified if impacts on the archaeology of the site are anticipated as a consequence of the project. 6. Transport and Accessibility Include a transport and accessibility assessment, which details: - existing pedestrian and cycle movements within the vicinity of the site; - estimate the total daily and peak hour trips generated by staff and students to be accommodated within the proposal, including vehicle, public transport, pedestrian and cycle trips; - the adequacy of public transport to meet the likely future demand of the proposed development, including consideration of the proposed light rail system; - measures to promote travel choices that support the achievement of State targets, such as a location-specific sustainable travel plan; - the daily and peak vehicle movements impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required); - the proposed access arrangements and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks; - the proposed parking provisions (car, bicycle and motorcycle) and end of trip facilities associated with the proposed development, including consideration of the availability of public transport, and the requirements of the relevant parking codes and Australian Standards; - the proposed service vehicle movements (including vehicle type and the likely arrival and departure times); and - access and car parking arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway, public transport or traffic impacts. → <i>Relevant Policies and Guidelines:</i> <i>Guide to Traffic Generating Developments (RTA)</i> <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> <i>NSW Planning Guidelines for Walking and Cycling</i> <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> 7. Noise and Vibration Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land. → <i>Relevant Policies and Guidelines:</i> <i>NSW Industrial Noise Policy (EPA)</i> <i>Interim Construction Noise Guideline (DECC)</i> <i>Assessing Vibration: A Technical Guideline 2006</i> 8. Social and Economic Include a social and economic assessment, which details: - potential direct and indirect economic benefits of the development to the local, regional and state economies; - potential impacts on local infrastructure and services, including rental accommodation;
--	--

	• details of any measures to minimise an adverse social and economic impacts; and • a 'Safer By Design' crime prevention assessment. 9. Contamination Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 10. Utilities • Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed. • Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. 11. Staging Provide details regarding the staging of the proposed development, including consideration of any future expansion of the University campus and associated cumulative impacts. 12. Contributions Address Council's relevant Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement. 13. Flooding Provide an assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. 14. Drainage Detail drainage associated with the proposal, including stormwater and drainage infrastructure. 15. Servicing and Waste Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Architectural drawings, including plans for excavation; • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • Site analysis plan; • Shadow diagrams; • Access Impact Statement; • View analysis/photomontage;

	• Acid Sulfate Soil Assessment; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Landscape Plan, including any public domain works; • Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan; • Geotechnical and Structural Report; • Signage details (if proposed); and • Schedule of materials and finishes.
Consultation	During the preparation of the EIS, you must consult with local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • The City of Newcastle; • Transport for NSW; • Roads and Maritime Services; • Hunter Water; and • Local heritage group/s. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge a development application 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.