

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 9262
Proposal Name	University of Newcastle – Honeysuckle City Campus Development
Location	16 Honeysuckle Drive, Newcastle (Lots 1-3 DP 1163346, Lot 21 DP1165985, Lot 2 DP1226145)
Applicant	The University of Newcastle
Date of Issue	8 May 2018
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000 (the Regulation). 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 • 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) of the proposal (as defined in clause 3 of the Regulation), 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 • 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 Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including: • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • State Environmental Planning Policy (Affordable Rental Housing) 2009 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Urban Renewal) 2010 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Coastal Management) 2018 • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • Newcastle Local Environmental Plan 2012.

Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

Development Standards

Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.

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

- NSW State Priorities
- Hunter Regional Plan 2036
- Newcastle Urban Renewal Strategy 2014
- Future Transport Strategy 2056 and supporting plans
- Draft Greater Newcastle Future Transport Plan
- Better Placed – an integrated design policy for the built environment of NSW 2017
- NSW Planning Guidelines for Walking and Cycling
- Newcastle Section 94A Development Contributions Plan 2009
- Port of Newcastle Port Development Plan (PDP) 2015
- Draft Greater Newcastle Metropolitan Plan
- Draft Newcastle 2030 Community Strategy Plan (if exhibited).

2. Built Form and Urban Design

The EIS shall:

- address the height, density, bulk and scale, setbacks of the proposal in relation to surrounding development, topography, streetscape and any public open spaces
- demonstrate how the orientation, height, setbacks, bulk, scale, massing, activation and pedestrian connectivity (including through site linkages) of the proposal will fit within the context of the site and the existing and future desired character of the surrounding area
- provide an indicative building design showing a possible built form within the proposed building envelopes
- include a gross floor area (GFA)/floor space ratio schedule and calculations for each building envelope, including car parking.

3. Design Excellence

The EIS shall:

- describe the design process leading to the concept plan design
- provide a design excellence strategy in consultation with, and to the satisfaction of, the Government Architect NSW for the future detail design and subsequent delivery of the development that:
 - o demonstrates how design excellence will be achieved
 - o includes a design review process, including opportunities for review by the NSW State Design Review Panel and outline of how feedback will be documented and addressed.

4. Public Domain and Landscaping

The EIS shall:

- include preliminary landscaping and public domain details
- identify any proposed open space, public domain and linkages within the site and other public domain spaces
- outline the interface between the site and the public domain
- consider any drainage associated with the proposal, including stormwater and drainage infrastructure.

5. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design of the development
- demonstrate how the proposed development responds to sustainable building principles and best practice, and improves environmental performance through energy efficient design, technology and renewable energy.

6. Transport and Accessibility

The EIS shall:

- forecast total daily and peak hour trips likely to be generated by the proposed development including vehicle, public transport, pedestrian and bicycle trips, together with cumulative impacts of existing, proposed and approved developments in the area and any transport / traffic upgrade
- address the impacts of the proposed development on the operation of existing and future transport networks, including the public transport capacity and its ability to accommodate the forecast number of trips to and from the development including surrounding footpaths and cycleways
- provide an assessment of the existing and future performance of key intersections providing access to the site, supported by appropriate modelling and analysis to the satisfaction of RMS and TfNSW. Traffic modelling is to be undertaken using, but not limited to, SIDRA network modelling for current and future years
- outline measures to mitigate impacts of the proposed development on the operation of existing and future traffic, public transport, pedestrian and bicycle networks, including any required upgrades
- detail proposed car and bicycle parking rates for students, staff and visitors, including consideration of the availability of public transport and the requirements of the relevant parking codes
- include details of likely servicing requirements
- the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks
- detail measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, such as provision of adequate bicycle parking and end of trip facilities.

7. Mine Subsidence

The EIS shall provide a Geotechnical Investigation and Report (prepared by a recognised professional in consultation with the Mine Subsidence Board) which addresses potential subsidence risks, stabilisation works required/undertaken and confirms suitability of the site for the proposal.

8. Flooding

The EIS is to include an assessment of any potential flood risk on site in accordance with any relevant provisions of the NSW Floodplain Development Manual (2005), Waterfront and Cottage Creek Flood Management Plan 1999, Newcastle City-wide Floodplain Risk Management Study and Plan 2012, and the Honeysuckle Redevelopment Area Flood Study 2018, including:

- an assessment of existing flood behaviour and impact of sea level rise, climate change, and ecosystem migration
- an assessment of potential flood impacts on the proposed development and measures to mitigate any potential flooding

- assessment of potential impacts of the proposed development on flood behaviour at the site and impacts on adjacent land, and measures to mitigate any potential flooding
- any emergency management measures and evacuation
- consistency with any floodplain risk management plans
- compatibility with the flood hazard of the land
- an assessment of whether the proposal will significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses

9. Heritage

The EIS shall:

- identify if there are any listed or potential heritage items and conservation areas within or in the vicinity of the site. If any listed or potential heritage items and areas are likely to be affected, a Heritage Impact Statement (HIS) must be prepared in accordance with the Heritage Council of NSW guidelines. The HIS must identify the level of significance of any listed or potential heritage items and conservation areas, the likely impact due to the proposal and measures to avoid adverse impacts to heritage resources such as significant buildings, structures, natural heritage areas, gardens, landscapes, trees, plantings, streetscapes and views
- identify if there are any areas with historical archaeological potential within the proposed site that could be impacted by the proposal
- identify and describe any Aboriginal cultural heritage values that exist across the site.

10. Contamination

The EIS shall:

- assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55
- where relevant, undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works.

11. Utilities

In consultation with relevant agencies, ascertain existing capacity and licensing requirements for ongoing water supply and any additional electricity works and or boosted water supply (including need for hydraulic plans) are adequately addressed for the provision of utilities including staging of infrastructure.

12. Public Benefit and Contributions

Provide confirmation of the public benefit offer to be derived from the proposal and address Council's Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement.

13. Consultation Process

The EA must describe the pre-submission consultation and community engagement process, including engagement activities undertaken, how participation outcomes have been achieved, how issues raised have been addressed and amendments to the design of the development (if applicable). Where amendments have not been made to address an issue, an explanation should be provided.

	During the preparation of the EA, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. You must consult with: • City of Newcastle Council • The Government Architect NSW • Transport for NSW • Roads and Maritime Services.
Plans and documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • architectural drawings showing envelopes, heights and GFA (to a usable scale at A3) • a report tabling a summary record of Design Review Panel recommendations and how the proposal responds to those recommendations • concept public domain and landscape drawings (to a usable scale at A3) • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings • site and context analysis • shadow diagrams • ESD statement • pre-submission consultation statement • heritage impact assessment • archaeological impact assessment • access impact statement • traffic and parking assessment • visual and view impact analysis and photomontages • preliminary stormwater concept plan • flood risk assessment • preliminary construction management strategy, addressing traffic, noise, vibration, waste and cumulative impacts of the future development • geotechnical and structural report • services and infrastructure report • contamination assessment.
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.