

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 9510
Project Name	UON Honeysuckle Campus Stage 1A
Location	16B Honeysuckle Drive, Newcastle (Lot 1 DP 1163346)
Applicant	The University of Newcastle
Date of Issue	27 August 2018
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</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 development.</p> <p>Where relevant, the assessment of 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 the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed) • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment • justification of impacts. <p>The EIS must also 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 Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived • an estimate of jobs that will be created during the construction and operational phases of the proposed 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. Environmental Planning Instruments, Policies and Guidelines Address the statutory provisions applying to the development contained in the relevant EPIs, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • State Environmental Planning Policy (Coastal Management) 2018 • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Urban Renewal) 2010 • State Environmental Planning Policy No. 55 – Remediation of Land

- State Environmental Planning Policy No 64 – Advertising and Signage
- Draft State Environmental Planning Policy – Remediation of Land
- Draft State Environmental Planning Policy (Environment)
- 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 provisions, goals and 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
- Guide to Traffic Generating Developments (RMS)
- Roads and related facilities – EIS Guideline
- Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
- Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010
- Hunter Regional Plan 2036
- Newcastle Urban Renewal Strategy
- Port of Newcastle Port Development Plan (PDP) 2015
- Draft Greater Newcastle Future Transport Plan
- Draft Greater Newcastle Metropolitan Plan
- Draft Newcastle 2030 Community Strategy Plan (if exhibited)
- Newcastle Section 94A Development Contributions Plan 2009.

2. Consistency with concept approval

The EIS shall demonstrate the proposal is consistent with the determination of the University of Newcastle - Honeysuckle City Campus concept plan (SSD 9262).

3. Design excellence

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

- identify the process to ensure that design excellence is achieved
- demonstrate how comments from the Government Architect NSW have been addressed
- demonstrate the suitability of the site for the proposal
- demonstrate how the proposal will deliver public benefit
- include Crime Prevention Through Environmental Design principles (CPTED).

4. Built form and urban design

The EIS shall:

- outline the design process leading to the proposal with justification of the suitability of the site for the proposal
- include an urban design analysis with consideration of the proposed building form, height, setbacks, bulk, scale, articulation and materials in the context of the immediate locality, the wider area, street activation and the desired future character of the area, including views, vistas, open space, the public domain and connectivity

	<ul style="list-style-type: none"> • consider and address the relevant sections of the Newcastle Development Control Plan 2012. <p>5. Public Domain and Landscaping The EIS shall:</p> <ul style="list-style-type: none"> • include landscaping and public domain details • identify any open space, public connections and links within the site • outline the interface between the site and the public domain. <p>6. Building use The EIS shall:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ hours of operation ○ capacity. <p>7. Visual and amenity impacts The EIS shall:</p> <ul style="list-style-type: none"> • include a visual impact assessment to identify the visual changes and view impacts of the project to/from key vantage points and surrounding land. Photomontages or perspectives should be provided showing the project. • detail impacts of the development on sunlight/overshadowing, wind impacts, reflectivity, visual and acoustic privacy to achieve a high level of environmental amenity • demonstrate compliant levels of overshadowing of the adjoining open space and neighbouring residential properties with shadow information provided showing appropriate context. If there are non-compliances, the portions of the building creating the non-compliance need to be clearly identified with justification provided • outline and address the proposed development's impacts in terms of safety and security, including consideration of CPTED principles • detail any external lighting or illumination and consider the impacts of this lighting/illumination. <p>8. Heritage and archaeology The EIS shall:</p> <ul style="list-style-type: none"> • include a Heritage Impact Statement (HIS) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The HIS is to address the impacts of the proposal on any heritage significance of the site and adjacent areas and is to identify the following: <ul style="list-style-type: none"> ○ all heritage items (state and local) within the vicinity of the site ○ the impacts of the proposal on heritage items including visual impacts ○ attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items • identify any areas with historical archaeological potential within the proposed site that could be impacted by the works. If impact on potential archaeology is identified, a Historical Archaeological Assessment (HAA) should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Council Guidelines for Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and 'Relics' (2009) • include an Aboriginal Cultural Heritage Assessment Report (ACHAR) that identifies and describes Aboriginal cultural heritage values that existing across the area affected by the development, prepared in accordance with the Code of Practice for Archaeological Investigations of Aboriginal
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Objects in NSW, and guided by Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW

- consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal Cultural heritage consultation requirements for proponents 2010 (DECCW)
- have regard to Newcastle's Archaeological Management Strategy (City of Newcastle 2015).

9. Transport, traffic, parking and access (operation and construction)

The EIS shall include a transport and accessibility impact assessment prepared in accordance with the relevant guidelines identifying:

Operation

- current and estimated daily and peak hour traffic generation (light and heavy vehicle), coach facilities, public transport, walking and cycling movements, together with cumulative impacts of existing, proposed and approved developments within the vicinity of the proposed development and any transport/ traffic upgrade
- impacts of additional traffic generated by the development on existing and future road, pedestrian and cycle networks within the vicinity of the site and identify measures to manage the likely future increase increased demand for public transport, pedestrian and cycle infrastructure, including any required upgrades
- provide a detailed 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, using, but not limited to, SIDRA network modelling for current and future years
- the parking (car and bicycle), loading and servicing demand for the proposed development in accordance with appropriate parking codes, including justification for the amount of parking, loading and servicing facilities provided
- details of travel demand management measures to minimize the impact on general traffic and bus operations and to encourage sustainable travel choices for staff and visitors, and details of programs for implementation, including the preparation of a Green Travel Plan
- include details of service vehicle provisions, access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type, likely arrival and departure times, turning lanes, swept paths, sight distance requirements)
- proposed access arrangements for car and bus pick-up/ drop-off, service vehicles, emergency vehicles and loading areas for the development and measures to mitigate any associated traffic, public transport, pedestrian and bicycle networks impacts (ie pedestrian crossings and refuges and speed control devices and zones)

Construction

- an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport services, including the preparation of a draft Construction Pedestrian Traffic Management Plan. This Plan shall include vehicle routes, truck numbers, construction program, works zone location, hours of operation, access arrangements, cumulative impacts of other development. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the transport network
- details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process

- details of construction vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements at all stages of construction and traffic control measures for all works
- an assessment of construction impacts on road safety at key intersections and locations for potential pedestrian, vehicle and bicycle conflicts
- details of temporary cycling and pedestrian access during construction
- demonstrate how construction activity associated with the development would not impact proposed light rail construction
- details of access arrangements for workers, emergency services and the provision for safe and efficient access for loading and deliveries.

10. Water, drainage and stormwater

The EIS shall include:

- a stormwater, groundwater and drainage assessment including modelling, contour maps and methodologies, to assess the impact of the development on surface and ground water hydrology and quality
- detail erosion, sediment and stormwater management controls during construction and management and mitigation measures for the prevention of potential water quality impacts during construction
- detail surface and groundwater monitoring activities and methodologies.
- identify any water licensing requirements or other approvals required under the Water Act 1912 or Water Management Act 2000.

11. Flooding

The EIS shall 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
- any emergency management measures and evacuation procedures
- consistency with any floodplain risk management plans
- 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
- detailed consideration of the proposed drainage associated with the proposal, including stormwater and drainage infrastructure.

12. Noise and vibration

The EIS shall include a noise and vibration assessment prepared in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring procedures.

13. 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.

	<p>14. Air quality, odour and waste The EIS shall identify potential air quality, odour and waste impacts during the construction of the development and include any appropriate mitigation measures.</p> <p>15. Biodiversity The EIS shall include an assessment of the proposal's biodiversity impacts in accordance with the requirements of the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report where required under the Act.</p> <p>16. Ecologically Sustainable Development (ESD) The EIS shall:</p> <ul style="list-style-type: none"> • detail of how best practice ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design, construction and ongoing operation phases 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 • demonstrate the measures that have been taken to minimise resource consumption, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplied, proposed end uses of potable and non-potable water and water sensitive urban design. <p>17. 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.</p> <p>18. Public benefits 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.</p> <p>19. Building Code of Australia and the Disability Discrimination Act The EIS shall include a BCA and access report demonstrating compliance with the Building Code of Australia and the Disability Discrimination Act 1992.</p> <p>20. Infrastructure (light rail) The EIS shall clarify the extent of any excavation and/ or ground penetration and identify any potential impacts on the adjoining light rail infrastructure, including any mitigation measures.</p> <p>21. 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.</p> <p>22. Servicing and Waste The EIS shall 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.</p>
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	<p>23. Construction Environment Management Plan Prepare a draft Construction Environment Management Plan for the proposed works, including the following:</p> <ul style="list-style-type: none"> • community consultation, notification and complaints handling • impacts of construction, including noise and vibration, dust and water quality on adjoining development and proposed measures to mitigate those impacts • construction waste classification, transportation and management methods in accordance with DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline • identification, handling, transport and disposal of any asbestos waste, lead-based paint and PCBs that may be encountered during demolition, site preparation and construction • operational waste management in accordance with the waste management hierarchy. <p>24. Consultation Process The EIS 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.</p> <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. You must consult with:</p> <ul style="list-style-type: none"> • City of Newcastle Council • Government Architect NSW • Transport for NSW • Newcastle Transport • Roads and Maritime Services.
<p>Further consultation after 2 years</p>	<p>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.</p>
<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedules 1 and 2 of the <i>Environmental Planning and Assessment 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"> • clause 4.6 variation written request (if required) • site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building • site and context analysis • schedule of proposed GFA per land use • building envelope showing the relationship with proposed and existing buildings in the locality • architectural drawings (to a useable scale at A3) • public domain and landscape drawings (to a usable scale at A3) • architectural and urban design statement • visual and view impact analysis and photomontages • infrastructure impact assessment • design guidelines and design excellence strategy • heritage impact assessment • archaeological impact assessment • transport traffic and parking assessment

	<ul style="list-style-type: none">• solar access analysis report and diagrams• wind impact assessment (including a wind tunnel study)• flood impact assessment/ storm water management plan• soil and contamination report• ESD statement (incorporating a sustainability framework)• access / DDA impact statement• waste strategy• services and utilities impact assessment• signage details (if proposed)• construction noise and vibration report• CPTED assessment• preliminary construction management statement• pre-submission consultation report
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