



NSW GOVERNMENT  
**Department of Planning**

**MAJOR PROJECT ASSESSMENT  
SUBDIVISION, CONSTRUCTION OF THREE  
8 STOREY BUILDINGS AND BASEMENT  
CAR PARKING**

***Honeysuckle Central, Newcastle  
Proposed by Eureka /Buildev***

***MP08\_0043***

Director General's Environmental Assessment Report  
Section 75I of the  
*Environmental Planning and Assessment Act 1979*

July 2009



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## EXECUTIVE SUMMARY

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This is a report on a Project Application seeking approval to redevelop Honeysuckle Central (formerly known as Lee Wharf Stage 4 and 5) situated at Lot 25 in DP 1096520, Honeysuckle Drive, Newcastle.

The site is owned by the Hunter Development Corporation, and is located within the Honeysuckle precinct on the southern side of Newcastle Harbour and the northern side on the Great Northern Railway Line. The site is bounded by Honeysuckle Drive (to the north), Wright Lane (to the South), Worth Place (to the west) and a new road (to the east).

The proponent is the Eureka / Buildev Joint Venture.

The site has a total area of 8,548m<sup>2</sup>.

### Proposal

- Land subdivision, basement structure and construction of 3 x 8 storey buildings
- 4 levels of carparking (1 level of basement and 3 levels of above ground parking) representing 356 car parking to serve the commercial buildings
- associated bulk excavation and landscaping of the site.

The Capital Investment Value (CIV) of the proposal is **\$54,535,123**, and the proposal will create **300** full time equivalent construction jobs and **800** full time equivalent operational jobs.

### Permissibility

The site is zoned "B4 Mixed Use" under Newcastle City Centre LEP 2008 and the proposed development meets the zone objectives by providing a mixture of compatible land uses through a mixed use commercial and retail/commercial services development, and is permissible with consent.

The project is a Major Project under *State Environmental Planning Policy (Major Development) 2005* (MD SEPP) being within Schedule 2 of the MD SEPP which identifies "specific sites" to which Part 3A of the Environmental Planning and Assessment Act, 1979 (EP&A Act) applies. Clause 5 of Schedule 2 identifies the area known as Honeysuckle (Map 3) as a site to which Part 3A applies. The opinion was formed by the Director General as delegate for the Minister on 14 March 2008.

### Public Exhibition

The proposal was exhibited for a 31 day period from 11 February 2009 until 13 March 2009.

The Department received 4 submissions from public authorities and no public submissions.

Key issues included:

- the design of the northern façade
- the visual bulk of the southern façade
- landscaping

### Response to Submissions

The Proponent was provided with copies of all the submissions and requested to respond to the submissions in accordance with section 75H of the EP&A Act. The Proponent provided a response to submissions on 29 May 2009 and although changes were not made in response to the issues raised, the Proponent has indicated that they will investigate changes to the

design of the northern façade and treatment of the southern façade through different materials, colours and textures. The Proponent has also indicated they will investigate increased deep soil planting and the provision of shade trees.

### **Assessment Outcomes**

This report concludes that the development is compliant with the Floor Space Ratio (FSR) and building height controls of the Newcastle City Centre LEP 2008, is well designed and provides an appropriate interface with Honeysuckle Drive.

It will further activate Honeysuckle Drive through the provision of ground floor retail /commercial services and remaining commercial uses, will facilitate patronage of the existing bus and rail transport services and will encourage walking and/or cycling due to its proximity to the surrounding pedestrian facilities.

The use of sustainable design solutions will also ensure a healthy and enjoyable office environment for the approximately 800 workers of the buildings will be delivered.

### **Public Interest / Public Benefit**

Overall the proposal will provide significant benefits to the community, including:

- the further realisation of the objectives for the development of the Honeysuckle Precinct
- increased employment opportunities through the additional 300 full time construction and 800 operational jobs generated through the development
- increased usage of the surrounding community assets
- activation of Honeysuckle Drive through the provision of ground floor retail and/or commercial uses
- a positive sustainability outcome through the achievement of a 5 star Green Star rating.

Accordingly, the proposal is considered in the public interest for the above reasons.

### **Key recommended conditions**

Key recommendations included as conditions of approval to the Project Application are as follows:

- Design refinements to the northern façade to include individual building elements
- Design refinements to the base element of the southern façades of the 3 buildings to reduce their apparent visual bulk and dominance
- Design refinements to the landscaped areas to reduce the amount of paving or hard surfaces and take greater advantage of the deep soil planting available through the provision of larger scale plantings and also incorporate increased garden areas, subject to accessibility requirements being satisfied
- Honeysuckle Drive to be activated by ground floor retail/commercial service uses.

### **Conclusion**

The Department has assessed the Project Application and is satisfied there are minimal environmental impacts as a result of the proposal, subject to further assessment requirements in relation to the facades and landscaping.

The public benefit of the redevelopment is highly desirable, as it will further activate Honeysuckle Drive and surrounds through the provision of a mixed use commercial and retail /commercial services development.

It will also provide employment opportunities to further support the growth of the Honeysuckle Precinct and maintain Newcastle City Centres role as the economic, administrative and cultural centre of the Hunter area.

The Department recommends that the project application be approved, subject to conditions.

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# 1 BACKGROUND

## 1.1 The Site

### 1.1.1 Site context and location

Honeysuckle Central is located within the Honeysuckle precinct on the southern side of Newcastle Harbour and the northern side on the Great Northern Railway Line. The site is bounded by Honeysuckle Drive (to the north), Wright Lane (to the south), Worth Place (to the west) and a new road (to the east). (See Figure 1 – Site Location).

The site has an area of 8,548m<sup>2</sup> and is owned by the Hunter Development Corporation, with the Proponent being the Eureka /Buldev Joint Venture.

The closest railway station is Civic Station located approximately 200m east of the site.



Figure 1: Site Location

### 1.1.2 Existing site features

The site is currently vacant of any buildings, and is being used for overflow car parking space for workers of the adjoining site that is currently being redeveloped.

The Honeysuckle Drive frontage (northern frontage) of the site is approximately 134 metres long and vehicular access to the site will be from Wright Lane (southern frontage).

### 1.1.3 Surrounding development

Honeysuckle Central is part of the Honeysuckle Development which contains a range of residential, tourist, commercial, retail and social uses contained within 7 precincts. These are

known as Carrington; Cottage Creek; Honeysuckle; Hunter Street; Linwood; Marina and Wickham.

The application is contained within the eastern most precinct being the Honeysuckle precinct, which adjoins the Cottage Creek precinct to the west (being the main commercial centre of Honeysuckle), and a Heritage Conservation area to the east and south containing a mix of development uses.

## 1.2 Site History / Background

- On 14 March 2008, the Director General, as delegate of the Minister for Planning, formed the opinion that the proposal is a Major Project and that Part 3A of the EP&A Act applies.
- On 17 June 2008, Director Generals Environmental Assessment Requirements (DGRs) for a mixed use retail and commercial development and associated car parking were issued.
- On 23 December 2008, Urbis Urban Planning on behalf of the Eureka / Buildev Joint Venture submitted the Environmental Assessment for the redevelopment of Honeysuckle Central, Newcastle, including subdivision, excavation, basement structure and construction of 3 commercial / retail buildings each being 8 stories in height.
- The EA was deemed inadequate by the Department on 8 January 2009 as a result of insufficient information in relation to shadowing, view analysis, floor plans and landscaping.
- An amended EA was resubmitted on 16 January 2009, however was deemed inadequate as a result of insufficient information in relation to view analysis and floor plans.
- The Environmental Assessment (EA) submitted on 21 January 2009 was deemed adequate by the Department on 23 January 2009.
- From 11 February 2009 until 13 March 2009 the project application was placed on public exhibition and referred to public agencies.
- On 16 March 2009 the Department requested the Proponent to respond to submissions.
- On 29 May 2009, the Proponent provided their response to submissions.

## 2 DESCRIPTION OF PROJECT APPLICATION

### 2.1 The Proposed Development

The proposal includes the construction of 3 x 8 storey buildings comprising:

- 21,370m<sup>2</sup> of GFA representing a Floor Space Ratio (FSR) of 2.5:1
- a maximum height of 32.0m (including plant and architectural roof features)
- 4 levels of carparking (1 level of basement and 3 levels of above ground parking) representing 356 car parking to serve the commercial buildings
- commercial service or retail uses at ground floor
- access and egress arrangements
- construction of utilities services and associated infrastructure
- associated bulk excavation and landscaping of the site.

The proposal also includes the subdivision of the land into 3 Torrens title lots with associated easements and rights of use (3 lots of 1843m<sup>2</sup>, 2749m<sup>2</sup>, 3956m<sup>2</sup> (total 8,548m<sup>2</sup>)).

A copy of the submission is attached at **Appendix A**.

The CIV of the proposal is **\$54,535,123** and the proposal will create **300** full time equivalent construction jobs and **800** full time equivalent operational jobs.

## 2.2 Response to submissions

The Proponent was provided with copies of all the submissions and requested to respond to the submissions in accordance with section 75H of the EP&A Act. No Preferred Project Report was submitted by the Proponent, however they provided a response to submissions on 29 May 2009 which indicated that they will investigate the following:

- changes to the design of the northern façade and treatment of the southern façade through different materials, colours and textures.
- increased deep soil planting and the provision of shade trees.

## 3 STATUTORY CONTEXT

### 3.1 Minister's power to approve

The Director General as delegate for the Minister for Planning formed the opinion on 14 March 2008 that the proposal is a Major Project under *State Environmental Planning Policy (Major Development) 2005 (MD SEPP)*. It has a capital investment value in excess of \$5 million and is located within a specified site of Schedule 2 of SEPP 2005, being Honeysuckle, Newcastle (Map 3).

The Department has exhibited the Environmental Assessment (EA) in accordance with section 75H (3) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, as detailed in this report. Therefore, the Department has met its legal obligations and the Minister has the power to determine this project.

### 3.2 Permissibility

The site is zoned "B4 Mixed Use" under Newcastle City Centre LEP 2008 and the proposed development meets the zone objectives by providing a mixture of compatible land uses through a mixed use commercial and retail / commercial services development, and is permissible with consent.

### 3.3 Director General's Environmental Assessment Requirements (DGRs)

On 17 June 2008 the Director General issued DGRs for a mixed use retail and commercial development with associated car parking pursuant to section 75F of the EP&A Act. The DGRs required the following key issues to be addressed:

- built form and urban design
- environmental amenity
- noise impacts and water quality
- carparking / traffic impacts
- mine working and risk of subsidence
- ecologically sustainable development
- heritage
- stormwater / flooding
- safety / public domain / landscaping
- utilities, staging, contributions, contamination and consultation.

The DGRs are contained in **Appendix B**. The EA lodged by the Proponent on 23 December 2008 was deemed inadequate for exhibition by the Department on 8 January 2009. The amended EA was then deemed adequate for exhibition by the Department on 23 January 2009 as it satisfactorily addressed the DGRs.

### 3.4 Objects of the EP&A Act

The objects provide an overarching framework that informs the purpose and intent of the legislation and gives guidance to its operation. The Minister's consideration and determination of a project application under Part 3A must be informed by the relevant provisions of the EP&A Act, consistent with the objects of the EP&A Act.

The objects of the EP&A Act in section 5 are as follows:

- (a) *To encourage:*
  - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
  - (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
  - (iii) *the protection, provision and co-ordination of communication and utility services,*
  - (iv) *the provision of land for public purposes,*
  - (v) *the provision and co-ordination of community services and facilities,*
  - (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats,*
  - (vii) *ecologically sustainable development,*
  - (viii) *the provision and maintenance of affordable housing,*
- (b) *To promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *To provide increased opportunity for public involvement and participation in environmental planning and assessment.*

Of particular relevance to the assessment of the subject application is consideration of the Objects under section 5(a) of the EP&A Act. Relevantly, the objects stipulated under section 5(a) (i), (ii), and (vii) are significant factors informing the determination of the application. The proposal does not raise significant issues with regards to (iii), (iv), (v), (vi) and (viii).

The Department has considered the Objects of the EP&A Act in the assessment of the project application.

### 3.5 Ecologically Sustainable Development Principles (ESD)

There are five accepted ESD principles:

- (a) *decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (the integration principle);*
- (b) *if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (the precautionary principle);*
- (c) *the principle of inter-generational equity - that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (the inter-generational principle);*
- (d) *the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (the biodiversity principle); and*
- (e) *improved valuation, pricing and incentive mechanisms should be promoted (the valuation principle).*

The Department has considered the development in relation to the ESD principles and has made the following conclusions:

- (a) **Integration Principle** – The proposal has positive social and economic impacts supporting the revitalisation of the Honeysuckle Precinct as a long-term visitor destination and employment generating use. The development also encourages the

sustainable use of existing facilities within the Honeysuckle locality such as transport, entertainment and sporting facilities located in proximity to the site and does not adversely impact on the environment.

- (b) **Precautionary Principle** – There is no threat of serious or irreversible environmental damage as a result of the proposal. The site has a low level of environmental sensitivity and does not contain any threatened or vulnerable species, populations, communities or significant habitats. No significant climate change risks are identified as a result of this proposal, however additional protection in response to sea level rises/flooding is to be incorporated as part of the development such as:
- minimum floor levels
  - entry/exit ramp levels
  - a potential safe refuge of 10m<sup>2</sup> above the PMF.
- (c) **Inter-Generational Principle** – The proposed development represents a sustainable use of a site, utilises existing infrastructure within the Honeysuckle locality and contributes to the vibrancy of the area for the benefit of future generations.
- (d) **Biodiversity Principle** – The proposal does not impact upon biological diversity or ecological integrity. The development site has been previously developed and has a low level of environmental sensitivity.
- (e) **Valuation Principle** – The approach taken for this project has been to assess the environmental impacts of the proposal and identify appropriate safeguards to mitigate adverse environmental effects. The mitigation measures include the cost of implementing these safeguards in the total project cost.

An ESD report has been prepared which proposes a number of strategies to meet a 4.5 star NABERS energy rating and target a 5 star Green Star rating in design.

The Green Star rating will be seeking to achieve:

- High indoor environmental quality through the use of external solar shading devices, performance glazing, provision of a dedicated tenant exhaust riser for printing and exhaust systems and the provision of 50% in outside air ventilation.
- The efficient use of energy and water.
- The use of recycled materials where possible.
- The recycling of construction waste, elimination of cooling towers and extensive deep soil landscaping and use of insulation and refrigerants with zero ozone depletion potential.

Flooding impacts have been further assessed, and is not considered to be a constraint to the development subject to the adoption of suitable floor levels, and basement entry / exit ramp levels.

The recommendations of the Stormwater Management Plan, dated December 2008 and submitted with the EA are therefore recommended to be adopted in the conditions of approval for the project application.

### 3.6 Section 75I(2) of the EP&A Act

Section 75I(2) of the EP&A Act and clause 8B of the *Environmental Planning and Assessment Regulation 2000* requires the Director General's report to address a number of matters as follows:

| Section 75I(2) criteria   | Response  |
|---|---|
| Copy of the Proponent's environmental assessment and any preferred project report | The Proponent's EA forms part of the Director General's Report and is located on the attached assessment file. No PPR or response to submissions was submitted. |

|  |  |
|--|--|
| Any advice provided by public authorities on the project   | All advice provided by public authorities on the project application for the Minister's consideration is set out in this report. |
| A copy of any report of the Planning Assessment Commission in respect of the project   | No statutory independent hearing and assessment panel was undertaken in respect of this application.                             |
| Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project  | Each relevant SEPP that substantially governs the carrying out of the project application is identified immediately below.       |
| Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division | An assessment of the development relative to the prevailing environmental planning instrument is provided in this report.        |
| Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate.  | The environmental assessment of the project application is this report in its entirety.  |
| A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.   | The project application adequately complies with the DGRs.   |
| <b>Clause 8B criteria</b>  | <b>Response</b>  |
| An assessment of the environmental impact of the project   | An assessment of the environmental impact of the proposal is discussed in this report.   |
| Any aspect of the public interest that the Director General considers relevant to the project  | The public interest is discussed in this report.   |
| The suitability of the site for the project  | The objectives for the site under the City of Newcastle City Centre LEP permits uses as proposed in this Project Application.    |
| Copies of submissions received by the Director General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.  | A summary of the issues raised in the submissions is provided in this report.  |

### 3.7 Environmental Planning Instruments (EPIs)

#### 3.7.1 Application of EPIs to Part 3A projects

To satisfy the requirements of section 75(2)(d) and (e) of the EP&A Act, this report includes references to the provisions of the environmental planning instruments that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project. An assessment of compliance with the relevant EPIs is provided immediately below.

The primary controls guiding the assessment of the proposal are:

- State Environmental Planning Policy (Major Development) 2005; and
- Newcastle City Centre Local Environmental Plan 2008.

Other planning controls to be considered in the assessment of the proposal are:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 55 (Remediation of Land);
- State Environmental Planning Policy No. 71 (Coastal Protection);
- Lower Hunter Regional Strategy 2006;

- Newcastle City Centre Development Control Plan design requirements as inserted into the Newcastle Development Control Plan 2005; and
- Newcastle City Centre Plan.

The provisions, including development standards of local environmental plans, and development control plans are not required to be strictly applied in the assessment and determination of major projects under Section 75R(1) Part 3A of the EP&A Act, however the DGRs require the Proponent to address the relevant provisions.

### 3.7.2 State Environmental Planning Policy (Major Development) 2005

The project is a Major Project under the MD being schedule 2 of the MD SEPP which identifies "specified sites" to which Part 3A of the EP&A Act applies.

Clause 5 of Schedule 2 identifies the area known as Honeysuckle as a site to which Part 3A applies, the site is located within Map 3 – Newcastle - Honeysuckle, has a CIV of more than \$5 million and therefore Part 3A of the EP&A Act applies.

### 3.7.3 Newcastle City Centre Local Environmental Plan 2008

The site is zoned "B4 Mixed Use" under Newcastle City Centre LEP 2008 and the proposed development meets the zone objectives by providing a mixture of compatible land uses through a mixed use commercial and retail development, and is permissible with consent.

An assessment of the proposal against the provisions of *Part 4 - Principal development standards and related provisions*, as contained within the NCC LEP is detailed in the table below:

| LEP Clause              | Development standard                                    | Development proposal                          | Compliance |
|-------------------------|---|---|------------|
| 21- Height of buildings | 30m (maximum above ground)                              | 30m   | Yes        |
| 23 – Floor Space Ratio  | 2.5:1 (maximum)   | 2.5:1   | Yes        |
| 26 – Carparking         | 1/60m <sup>2</sup> of office GFA to be provided on site | 356 (21,370m <sup>2</sup> /60m <sup>2</sup> ) | Yes        |

The proposal is also consistent with the objectives of Part 5 – *Miscellaneous provisions* as contained within the NCC LEP with regards to ESD, design excellence, development in proximity to a rail corridor, development within the coastal zone, development on flood prone land, excavation and filling of land and Heritage conservation.

### 3.7.4 State Environmental Planning Policy (Infrastructure) 2007

The aim of this policy is to assist in the effective delivery of public infrastructure throughout the State. The proposed development meets the aims of the Infrastructure SEPP as it allows for the efficient redevelopment of surplus government owned land. Schedule 3 of the SEPP requires traffic generating development (in this case commercial development in excess of 10,000m<sup>2</sup>) to be referred to the RTA.

The proposal was considered by the RTA, who raised no objections and /or requirements for the subject development.

The proposal adjoins the Newcastle Railway Line, however is not likely to have an adverse effect on rail safety, nor is the below-ground development within 25m of the rail corridor. The acoustic assessment prepared by Hunter Acoustics, dated 11 December 2008, indicates that

there is no risk that vibration from the construction and operation of the proposed development could impact adversely on railway infrastructure.

### **3.7.5 State Environmental Planning Policy No. 55 – Remediation of Land**

A Site Audit Statement issued by Contamination Management dated 27 September 2002 for the subject site indicated that:

*"Development of the land being completed so that occupiers of and visitors to the site have no contact with the soil by either covering the soil with buildings pavements or landscaped are, the latter of which must contain a depth of a least 0.5m of clean imported topsoil"*

A Coffey review dated 17 December 2008, submitted with the application, indicates that based on the site audit statement the site does not require remediation, and the site is suitable for its proposed use.

The contamination and remediation of the site has therefore been considered as required by clause 7 of SEPP 55, and based on the recommendations of the site audit statement it is considered that the site can be made suitable for the proposed development.

### **3.7.6 State Environmental Planning Policy No. 71 (Coastal Protection)**

SEPP 71 seeks to ensure that development in the NSW coastal zone is appropriate and suitably located, there is a consistent and strategic approach to coastal planning and management, and there is a clear development assessment framework for the Coastal Zone.

The current application is contained within the Greater Metropolitan Region Map 2, which includes the extent of the coastal zone surrounding the Honeysuckle locality.

Clause 8 of the SEPP therefore applies to the current application, with the proposal being consistent with all the relevant matters for consideration such as access to the foreshore, energy efficiency and the cumulative impacts of the proposal on the environment.

### **3.7.7 Lower Hunter Regional Strategy 2006**

The Lower Hunter Regional Strategy serves to ensure that *"adequate land is available and appropriately located to sustainably accommodate the projected housing and employment needs of the Region's population over the next 25 years"*.

Sufficient employment lands are therefore required to accommodate the anticipated 66,000 jobs required for the region by 2031, with Newcastle identified as the regional city of the Lower Hunter with the CBD to provide 10,000 jobs and 4000 dwellings.

The proposed mixed use development will deliver 300 full time equivalent construction jobs and 800 full time equivalent operational jobs, and will therefore contribute to meeting the employment growth required of the region as defined in the strategy.

### **3.7.8 Newcastle Development Control Plan 2005**

Section 6.3.6 B of the Newcastle DCP 2005 provides specific urban design guidelines for the Honeysuckle special area that apply in addition to the relevant objectives and controls in the DCP.

The proposal consists of a zero setback of the upper levels to Honeysuckle Drive, with pedestrian entrances provided directly off the adjoining footpath. Pedestrian movement is therefore sustained, view corridors towards the Harbour are maintained and terraced landscaping and tree plantings will be provided.

The proposal is therefore consistent with the specific provisions contained within this plan.

### **3.7.9 Newcastle City Centre Plan**

The plan documents the vision for the city centre and the need for fresh job and housing opportunities within Newcastle, being Australia's largest regional city and the economic, administrative and cultural centre of the Hunter.

In this respect, Honeysuckle is to serve as the main area for major new office investment in Newcastle, which will also result in a trickle down effect to subsidiary services such as retail and food outlets within the city centre.

The proposal is therefore consistent with the guiding principles contained within this plan.

### **3.7.10 Developer Contributions**

Section 94A contributions are payable for the proposal pursuant to Newcastle City Council's section 94A Plan.

Part B of the plan applies to all development within the City Centre that has an estimated cost of more than \$250,000, whereby the contributions levy will be 3% of the estimated cost of the development, plus GST.

The contributions payable are therefore \$1,799,659 and required to be paid prior to the issuing of the construction certificate.

## **4 ASSESSMENT OF ENVIRONMENTAL IMPACTS**

The DGRs and following key issues were considered in the Department's assessment of the Environmental Assessment:

- built form / design / visual impacts
- environmental amenity
- heritage
- access, parking and traffic
- public domain / activation and safety
- mine working and risk of subsidence.

### **4.1 Built form / Design / Visual impacts**

#### **Built Form and Design**

The proposal consists of the development of 3 distinctive office buildings of similar design and construction quality (See Figures 2 and 3). The buildings generally follow the alignment of Honeysuckle Drive and the building scale and design is in context with and will not detract from the appearance of the commercial buildings to the west of the site, or residential buildings to the north and east of the site. The northern sloping façades provide an interesting and consistent design facing Honeysuckle Drive, consisting largely of grey performance glass with a contrast of pre-finished vertical fibre cement panels screening the above ground carparking whilst providing for ventilation.

Council however have expressed concern that the towers should display individual tower elements, and in response the Proponent has committed to investigating changes to the northern façades to create an identity for each individual building while ensuring the buildings still maintain a level of consistency. Investigation into minor changes to the northern façades to introduce some variety, in consultation with Council, while maintaining the overall consistency of the design is considered appropriate to address this issue and recommended by the Department.



*Figure 2: North eastern elevation*



*Figure 3: Southern elevation*

## Visual Impacts

The developments to the north, west and east are of similar size and scale, and given the interesting design approach taken such as sloping facades and the use of modern materials the proposal will not have any detrimental visual impacts when viewed in relation to these surrounding developments.

As a result of the high water table however, the carparking requirements of the proposal cannot be fully met though the provision of underground basement carparking, resulting in 3 parking levels being provided above ground, facing south towards Wright Lane.

The base element of these southern facades (covering the above ground car park) are visually bulky and uniform in appearance which would produce quite a dominant structure when viewed from the south, or when viewed by pedestrians walking along Wright Lane. The Proponent has committed to investigating the use of materials, colours and textures to reduce the visual bulk and dominance of the southern façades and provision of Public Art elements. The Department considers further detailed design of this façade, in consultation with council, is appropriate to reduce the apparent visual bulk and dominance of this section of the façade.

Building separations are provided above the above ground car parking level, which allow for view corridors in the north / south direction and will reduce any apparent visual bulk of the buildings when viewed from the south.

Rooftop plant is also setback from the edge of the façade and screened by anodized aluminium louvres so as to not detract from the visual appearance of the building.

## Summary

The proposal meets the requirements for design excellence with a high standard of building design and materials that contributes positively to the overall architectural quality of the city and is appropriate in context with the scale of the surrounding developments within the Honeysuckle area, subject to design refinements required through conditions.

### 4.2 Environmental Amenity

The proposal is consistent with clause 33 of Newcastle City Centre LEP 2008, which requires the principles of ecologically sustainable development to be considered in the assessment of any proposal.

The proposal is seeking to achieve a 5 Green Star rating through the inclusion of a number of initiatives such as:

- High indoor environmental quality through the use of external solar shading devices, performance glazing, provision of a dedicated tenant exhaust riser for printing and exhaust systems and the provision of 50% in outside air ventilation.
- The efficient use of energy and water.
- The use of recycled materials where possible.
- The recycling of construction waste, elimination of cooling towers and extensive deep soil landscaping and use of insulation and refrigerants with zero ozone depletion potential.
- The provision of winter gardens for the commercial tenants.

Further, access to sunlight, acoustic and visual privacy, view loss, wind impacts, water quality, stormwater and flooding all contribute to the amenity and environmental efficiency of the proposal.

### **Solar access**

The buildings are oriented in a north / south direction with 50% of the proposed landscaped/garden area adjoining the northern boundary to receive a minimum of 3 hours of sunlight between 10am and 2 pm on June 21 (consistent with the solar access provisions contained within Newcastle DCP 2005).

### **Acoustic Privacy**

The acoustic assessment prepared by Hunter Acoustics, dated 11 December 2008 recommends suitable protective measures to protect the acoustic amenity of the adjacent residents to the north and east during construction, and for the operation of the mechanical plant of the proposal.

Measures will be implemented to ensure that noise impacts during construction will not adversely impact on the amenity of the adjoining residences and the operation of the development will also largely be office based, which will not deliver any adverse noise impacts during its operation.

### **Visual Privacy**

The residential properties adjacent to the boundaries of the site are separated by Honeysuckle Drive which achieves building separations of approximately 20 metres to the east and 45 metres to the north, which provides sufficient buffer to ensure that the privacy of these residences will be maintained.

### **View Loss**

The predominant view line is in a northerly direction towards the Harbour, and taking into consideration the recently completed 6 and 7 storey apartment blocks to the north of the site, the view analysis does not indicate any significant view impacts in the northerly direction from residential towers south of the site.

### **Water quality / stormwater / flooding**

The stormwater management plan prepared by MPC consulting engineers dated December 2008, prepared in consultation with Newcastle City Council (and therefore consistent with the water management provisions contained within Element 4.5 of Newcastle DCP 2005 and clause 43 of the Newcastle City Centre LEP 2008), addresses water quality and stormwater management procedures, as well as mitigating measures for the impacts of flooding on the site.

The statement of commitments further details the collection of runoff via the incorporation of rainwater tanks, pollution control measures, Water Sensitive Urban Design (WSUD) and filtration measures in accordance with DECC guidelines.

### **Summary**

The Department is satisfied the location, design and ESD measures of the buildings exhibit the necessary requirements for a safe and sustainable development and an acceptable amenity of the building occupants to be delivered.

## **4.3 Heritage**

A number of Heritage Items exist within the vicinity of the site, including Lee Wharf Building C, the Civic Railway Workshops Group and the Newcastle City Centre Heritage Conservation Area.

The Heritage report undertaken for the site by Godden MacKay Logan, dated December 2008, indicates that the scale of the proposal on Lee Wharf Building C is appropriate within the context of the existing development, and that no impacts will result on the setting of the Civic Railway Workshops Group. The report also indicates that given the proposed

development is to the north of the conservation area it is sufficiently removed in location, and so notable views of city landmarks will remain unaffected by the proposal.

In terms of the potential for heritage items to be located on-site, the Heritage report indicates that the period of occupation with the greatest potential for archaeological relics on-site is the railway workshops period (post 1854). The report determines however that the heritage significance of any surviving relics from this period would principally be derived from their research value, met through appropriate investigation and recording, rather than their in-situ retention.

The retention or investigation of any other relics discovered will also be determined through the research framework and procedures detailed in the Heritage report.

### **Summary**

The Heritage Impact Statement details the necessary research framework and procedures to be enacted should items of heritage significance occur during the excavation phase of the development, with the excavation methodology detailed in the Statement of Commitments.

A condition has also been included in the terms of approval that details the process to be followed should historical archaeological or Aboriginal relics be discovered during the excavation process.

## **4.4 Access, Parking and Traffic**

### **Vehicular Access and Parking**

Adjoining Honeysuckle Drive ensures the site is accessible by car, with both Hannell Street (providing a north south linkage) and Hunter Street (providing a city centre linkage) in close proximity.

Vehicular access to the buildings is also provided via Wright lane (which adjoins the southern boundary and minimises vehicle / pedestrian conflict on Honeysuckle Drive), where the internal carparks and 356 spaces are to be provided. The amount of carspaces is consistent with the requirements of the Newcastle City Centre LEP 2008 of 1 space per 60m<sup>2</sup>.

107 Bicycle storage spaces are also recommended to be provided by the Department (consistent with the requirements of the Newcastle DCP (1 space per 200m<sup>2</sup> GFA)), with the provision of male/female shower facilities and lockers.

### **Traffic Impacts**

The traffic assessment undertaken by Mark Waugh Pty Ltd, dated December 2008, deems the impact on the daily traffic flows of Honeysuckle Drive and Wright Lane as a result of the proposed development to be minimal.

The traffic flows of the site were also taken into account within the traffic report prepared for the Honeysuckle Development Corporation by Mark Waugh Pty Ltd in August 2008 for the development of the whole Honeysuckle precinct.

The proposal complies with the land use assumptions applied during this wider traffic study of the Honeysuckle precinct, so no traffic impediments to the proposal are anticipated by the Department.

### **Pedestrian Access**

The site is well serviced by at-grade pedestrian connections to and from the Newcastle CBD, the foreshore and the surrounding retail/commercial district. A raised pedestrian connection also exists over the railway line to the city west of Merewether Street.

The proposal also incorporates at-grade pedestrian connections into the buildings via both Honeysuckle Drive and Wright Lane, with access into the buildings fronting Honeysuckle Drive via lobbies. Separate pedestrian access is also provided into the carparks via Wright Lane.

Public access is also provided between the buildings, helping facilitate pedestrian movement between Honeysuckle Drive and Wright Lane.

### **Public Transport Access**

A single bus service operates along Honeysuckle Drive together with bus stops along Hunter Street, and the site is approximately 250m from the Civic train station which will further ensure the proposal will contribute to the patronage of these existing services.

### **Summary**

The site is accessible by pedestrians and vehicles from both the east and west directions, whilst also being in close proximity to both bus and train services.

No impacts are anticipated on the operation of the surrounding street network as a result of the proposal, and neither Honeysuckle Drive nor Worth Place will need to be closed to through traffic movements during the construction phase of the development.

## **4.5 Public Domain / Activation and Safety**

The provision of a public domain area in the northern portion of the site is consistent with Figure 17 of the Newcastle DCP 2005, which details the public domain requirements for the Honeysuckle Special Area. The proposal also complies with the minimum 15% of total site area of landscaping, with a total of 55% of site area landscaped (1,614m<sup>2</sup> of soft landscaping and 3,086m<sup>2</sup> of hard landscaping).

The activation of Honeysuckle Drive and the wider Honeysuckle area will also be enhanced as a result of the increased pedestrian movement to and from the site that the ground floor retail and remaining commercial uses of the development will deliver.

However, the amount of hard surface or paving is considered excessive. Design refinements to the landscaped areas to reduce the amount of paving or hard surfaces and take greater advantage of the deep soil planting available through the provision of larger scale plantings and also incorporate increased garden areas is therefore recommended.

The proposal has also considered the principles of "*Crime Prevention Through Environmental Design*", incorporating open areas with clear sight lines, appropriate lighting and security entry to the building with the carpark entry points to be monitored by CCTV footage with access controlled via boom gates.

Separated access for bicycles via the carpark entry ramps is also recommended to be provided by the Department (by bollards or similar safety barrier) whilst also avoiding the requirement for bicycles to enter via the boom gates. This will minimise any chance of conflict between cyclists and vehicles on the access ramps.

### **Summary**

Subject to conditions the Department is satisfied that the safety of the building components and landscaped area has been addressed via the security measures to be implemented and design of the public domain area.

#### **4.6 Mine working and risk of subsidence**

The Geotechnical assessment undertaken by Coffey Geotechnics, dated 12 December 2008, details the existing geotechnical investigations undertaken for the site, risks involved and requirement for future detailed site investigations to enable the development to occur. The report indicates that the conditions experienced on the site will permit the construction of a multi-storey building subject to more detailed assessment design during the construction certificate stage of the proposal.

The Mine Subsidence Board also raises no objection to the development, subject to further geotechnical investigations to the satisfaction of the board.

#### **Summary**

The Department is satisfied that, subject to further detailed geotechnical site investigations as conditioned, suitable site remediation can occur and design and construction procedures can be implemented to ensure the stability of the land and structures and therefore safety of the development will occur.

### **5 CONSULTATION AND EXHIBITION**

The application was referred to public agencies and placed on public exhibition from 11 February 2009 to 13 March 2008 and placed on the Department's website in accordance with the requirements of the *EP&A Act, 1979* and *Environmental Planning and Assessment Regulation, 2000*.

The Department received 4 submissions from public authorities and no public submissions.

#### **5.1 Public Authority Submissions**

The following is a summary of submission received from the public authorities.

##### **5.1.1 The City of Newcastle Council**

The Council was generally supportive of the proposal however raised the following issues (as detailed by the Council's Urban Design Consultative Group) regarding aspects of the proposal:

- *northern façade*: Concerns were raised regarding the reverse sloping northern facades of the tower elements and consistency of form and lack of individual identity of the buildings.
- *southern façade*: Concerns were raised regarding the southern elevation and visual dominance of the base element of the three towers.
- *landscaping*: Consideration should be given to the provision of landscaped decks to the rooftop parking facility on level 4. Deep soil planting at ground level has also not been taken advantage of, and a reduction in paved areas for larger scale plantings is recommended.
- *sun control*: Appropriate sun control measures need to be incorporated, particularly to the eastern and western elevations.

Draft conditions of consent were also provided by the Council for the Department's consideration.

#### **Comment**

##### **Northern façade**

The Department believes the northern sloping façades provide an interesting and consistent design facing Honeysuckle Drive. The proposed form will not detract from the architectural merit of the surrounding residential and commercial developments and will essentially be viewed as a "whole" building. The Proponent however has responded by committing to

investigating minor changes to the northern façades to introduce variety to each building while retaining a level of consistency. Any individual building identity features that are incorporated should not detract from the design merit the development already displays. A condition of approval will require the Proponent to investigate any minor individual building identity design changes in consultation with Council.

#### Southern facade

The base element of the southern facades (covering the above ground car park) are visually bulky and would be quite a dominate structure when viewed from the south, or when viewed by pedestrians walking along Wright Lane. Further detailed design of these façades is therefore considered appropriate to reduce the apparent visual bulk and dominance of this section of the façades. The Proponent's response was that they would investigate the use of materials, colours and textures to reduce the impact and will be installing Public Art elements on the southern façades. A condition of approval will require the Proponent to undertake design refinements to the treatment of the southern façade in consultation with Council, including details of any Public Art to be installed.

#### Landscaping

The Proponent's response to Council's concerns regarding increasing garden areas was that given the need to meet accessibility requirements the level of paved surfacing cannot be reduced. The Department considers that the amount of hard surface or paving is excessive, and the incorporation of more grassed/ garden areas should be further investigated in consultation with Council, subject to accessibility requirements still being satisfied.

#### Sun control measures

The ESD report submitted by the Proponent details the use of solar shading devices, which form one of the initiatives in achieving the 5 Star Green Star and 4.5 Star NABERS Energy rating green building targets. The Proponent has indicated that additional external shading devices to the eastern and western facades are not required as the building achieves high level of environmental performance without these measures.

The Department is satisfied the achievement of the 5 Star Green Star rating will deliver an environmental sustainable building, inclusive of energy consumption and indoor amenity.

#### **5.1.2 Mine Subsidence Board**

The Mine Subsidence Board raised no objection to the development proposal subject to the provision of 3 conditions supplied to the Department.

The conditions related to the removal of risk of mine subsidence, the geotechnical investigation to occur and the certification of the final drawings.

#### **Comment**

The conditions have been included in the terms of approval.

#### **5.1.3 Roads and Traffic Authority (RTA)**

The RTA raised no objections to the development proposal.

#### **5.1.4 Hunter Regional Development Corporation (HRDC)**

The HRDC raised no objections to the development proposal.

#### **5.2 Public Submissions**

No public submissions were received for the development proposal.

## **6 PUBLIC INTEREST / PUBLIC BENEFIT**

Overall the proposal will provide significant benefits to the community, including:

- the further realisation of the objectives for the development of the Honeysuckle Precinct
- increased employment opportunities through the additional 300 full time construction and 800 operational jobs generated through the development
- increased usage of the surrounding community assets
- activation of Honeysuckle Drive through the provision of ground floor retail and commercial uses
- the Development results in a positive sustainability outcome through the achievement of a 5 star Green Star rating.

Accordingly, the proposal is considered in the public interest for the above reasons.

## **7 CONCLUSION**

The Department has assessed the Project Application and considered the submissions in response to the proposal. The key issues raised in submissions relate to the design of the northern and southern façade and landscaped open space area.

The Department is satisfied that the Proponent's response to the key issues in their EA, response to submissions, and draft Statement of Commitments will ensure there are minimal environmental impacts as a result of the proposal, subject to further assessment requirements.

The public benefit of the redevelopment is highly desirable, as it will further activate Honeysuckle Drive and surrounds through the provision of a mixed use commercial and retail /commercial services development.

It will also provide employment opportunities to further support the growth of the Honeysuckle Precinct and maintain Newcastle City Centres role as the economic, administrative and cultural centre of the Hunter area.

The location of uses will also maximise public transport patronage and encourage walking and cycling.

The building is well designed, provides an appropriate interface with Honeysuckle Drive and through the use of sustainable design solutions a healthy and enjoyable office environment for the approximately 800 workers of the buildings will be delivered.

The Department has determined that the project application is therefore acceptable.

## 8 RECOMMENDATION

It is recommended that the Minister for Planning:

- A). **Consider** all relevant matters prescribed under Section 75J(2) of the *Environmental Planning and Assessment Act, 1979*, including those relevant matters prescribed by 75I(2) as contained in the findings and recommendations of this report.
- B). **Approve** the application, subject to conditions, under section 75J(1) *Environmental Planning and Assessment Act, 1979* having considered all relevant matters in accordance with (A) above.
- C). **Sign** the attached instrument of approval.

Prepared by:

*Toby Philp 3 August 2009*

**Toby Philp**

Senior Planner, Government Land and Social Projects Assessments

Endorsed by:

*Daniel Keary 3/8/09*

**Daniel Keary**

Director Government Land and Social Projects Assessments

*David Kitto 4/8/09*

**David Kitto**

A/Executive Director  
Major Projects Assessment

## **APPENDIX A. ENVIRONMENTAL ASSESSMENT REPORT**

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Provided on disk.

## APPENDIX B. DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

### Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

|                    |  |
|--------------------|--|
| Application number | MP 08_0043   |
| Project            | Mixed Use retail and commercial with associated car parking.   |
| Location           | Lot 25, Honeysuckle Drive, Newcastle.  |
| Proponent          | Eureka / Buildev - Joint Venture.  |
| Date issued        | 17 June 2008<br><i>If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.</i> |

The Environmental Assessment (EA) must address the following key issues:

#### 1. Relevant EPI's policies and Guidelines to be Addressed

Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:

- SEPP (Infrastructure) 2007
- SEPP No.55 – Remediation of Contaminated Sites
- Draft SEPP No.66 – Integration of Land Use and Transport
- SEPP No. 71 – Coastal Protection
- Lower Hunter Regional Strategy 2006
- Newcastle City Centre Local Environmental Plan 2008.
- Newcastle City Centre Development Control Plan design requirements as inserted into the Newcastle Development Control Plan 2005.

Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

Key issues  
(Core)

#### 2. Built Form / Design / Visual Impacts

The EA shall demonstrate that the proposal is of a high standard of architectural and urban design which addresses:

- height, bulk and scale of the proposal within the context of the locality and adjoining building.
- design quality with specific consideration of the façade, massing, setbacks, proportions to openings, building articulation, materials and colours and amenity (internal and external).
- measures to screen any above ground parking (prefer active uses to street frontage)
- visual impacts of the proposal when viewed from the street frontages, city centre, nearby foreshore areas, waterways and along significant view corridors.
- the development's interface with the public domain.

#### 3. Environmental Amenity

The EA must provide details of solar access, acoustic privacy, visual privacy, view loss

and wind impacts and achieve a high level of environmental amenity.

#### **4. Noise Impacts**

The EA should include a comprehensive noise assessment of the existing environment, potential impacts and proposed noise amelioration measures for the proposed development. The NSW Industrial Noise Policy (DEC, 20000) provides a guide to the methodology and assessment criteria preferred by DECC to determine noise planning levels.

#### **5. Water Quality**

The EA must provide sufficient information to demonstrate that the proposed development can be operated while complying with the *Protection of The Environment Operations Act 1997*, in particular, the protection of water quality during construction and operation of the proposed development.

#### **6. Car parking / Traffic Impacts (Construction and Operational)**

The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA must demonstrate that the closure of Worth Place or Honeysuckle Drive during construction is not necessary. The EA shall also provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages.

The EA must also have regard for the traffic study prepared by Mark Waugh Pty Ltd for the Honeysuckle Development Corporation. If the proposed development is likely to cause traffic generation rates that are higher than anticipated by the Mark Waugh Pty Ltd study, then further modelling of the impacted intersections are to be provided.

#### **7. Mine working and Risk of Subsidence**

Include an assessment/information in regards to:

- The suitability of the site to support the proposal given the existing mine workings;
- Location, condition and risk of subsidence from mine workings affecting the proposal.
- Removal of any risk of mine subsidence by a suitable means, such as grouting. Alternatively, geotechnical investigations must confirm that the workings are long term stable and there is no risk of mine subsidence affecting the site.
- The geotechnical investigation undertaken must address the Mine Subsidence Board's requirements and include a sufficient number of boreholes to the floor of the seam and numerical modelling/sensitivity analysis to demonstrate the appropriateness of the strata to support the development.

#### **8. Ecologically Sustainable Development (ESD)**

Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including water, energy use, and waste minimisation and recycling strategies. Demonstrate that the commercial office buildings achieve a 4.5 star ABGR and detail the specific ESD measures incorporated into the design.

#### **9. Heritage**

Include a Heritage Impact Statement prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact" addressing impacts on state significant heritage items in the vicinity of the site including Lee Wharf and former Civic Railway Workshops and the impact of the proposed development on the adjacent Newcastle City Centre Heritage

Conservation Area.

An archaeological assessment is required given the likelihood of disturbance of known Aboriginal sites within the locality and must determine the potential Aboriginal heritage significance of the site.

#### **10. Stormwater / Flooding**

The EA is to address drainage issues associated with the development / site and, where relevant, incorporation of Water Sensitive Urban Design measures. The site is identified as flood liable land. The EA must review and address existing flood models and reports and the Council's Floodplain Risk Management Plans. The proposed design must minimise flood and associated risks.

#### **11. Safety/Public Domain/Landscaping**

Demonstrate how the proposal will:-

- Maximise safety and security, activity and surveillance within the public domain and basement car park and show consistency with 'Safer by Design' principles.
- Minimise potential for vehicle and pedestrian conflicts.
- Ensure access for people with disabilities.

#### **12. Utilities**

In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works in particular:-

- Include details of how the easement for noise, vibration and electrolysis is to be addressed in the design of the proposal.
- Address the impacts of the development on the adjacent rail infrastructure.

#### **13. Staging**

The EA must provide details regarding the staging of the proposed development (if proposed).

#### **14. Contributions**

The EA shall address provision of public benefit, services and infrastructure having regard to the relevant Contribution Plan and/or details of any Voluntary Planning Agreement.

#### **15. Contamination**

The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

#### **16. Consultation**

Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*.

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#### **Consultation**

Undertake an appropriate and justified level of consultation in accordance with the Department's *Major project Community Consultation Guidelines October 2007*.

Deemed  
refusal period 60 days

## Plans and Documents to accompany the Application

### General

The Environmental Assessment (EA) must include:

1. An executive summary;
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;
3. A thorough description of the proposed development;
4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;
6. The plans and documents outlined below;
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;
8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.

### Plans and Documents

The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;

1. An **existing site survey plan** drawn at an appropriate scale illustrating:
  - the location of the land, boundary measurements, area (s.q.m) and north point;
  - the existing levels of the land in relation to buildings and roads;
  - location and height of existing structures on the site; and
  - location and height of adjacent buildings and private open space.
  - all levels to be to Australian Height Datum.
2. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).
3. A **locality/context plan** drawn at an appropriate scale should be submitted indicating:
  - significant local features such as parks, community facilities and open space and heritage items;
  - the location and uses of existing buildings, shopping and employment areas;
  - traffic and road patterns, pedestrian routes and public transport nodes.
4. **Architectural drawings** at an appropriate scale illustrating:
  - the location of any existing building envelopes or structures on the land in relation to the

- boundaries of the land and any development on adjoining land;
  - detailed floor plans, sections and elevations of the proposed buildings;
  - elevation plans providing details of external building materials and colours proposed;
  - fenestrations, balconies and other features;
  - accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;
  - the height (AHD) of the proposed development in relation to the land;
  - the level of the lowest floor, the level of any unbuilt area and the level of the ground;
  - any changes that will be made to the level of the land by excavation, filling or otherwise.
5. **Shadow Diagrams** - showing solar access to the site and adjacent properties including open space areas at winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00am, 12.00 midday and 3.00pm.
6. **Materials and finishes board** including colours proposed.
7. **Other plans** (to be required where relevant):
- **Stormwater Concept Plan** - illustrating the concept for stormwater management;
  - **Erosion and Sediment Control Plan** – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;
  - **Geotechnical Report** – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;
  - **View Analysis** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas;
  - **Landscape plan** - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.
  - **Shadow diagrams** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.

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Documents to  
be submitted

- 1 copy of the EA, plans and documentation for the Test of Adequacy;
- 12 hard copies of the EA (once the EA has been determined adequate);
- 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and
- 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.
- If the EA is bulky and lengthy in volume, you will be required to package up each EA ready for distribution by the Department to key agencies.