

Secretary's Environmental Assessment Requirements

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

Application Number	SSD 8019
Proposal Name	Mixed Use Residential and Retail Development, Honeysuckle Drive
Location	21 Honeysuckle Drive, Newcastle
Applicant	Doma Holdings (NSW) Pty Ltd
Date of Issue	10 November 2016
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</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 the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and strategic context Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy 55 – Remediation of Land; • State Environmental Planning Policy 65 – Design Quality of Residential Flat Development & Accompanying Apartment Design Guide; • State Environmental Planning Policy No.71 – Coastal Protection; • State Environmental Planning Policy (Building Sustainability Index BASIX) 2004; • State Environmental Planning Policy (Urban Renewal) 2010; • Newcastle Local Environmental Plan (LEP) 2012; and • Draft State Environmental Planning Policy Amendments (Newcastle City Centre) 2014. <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities; • Hunter Regional Plan 2036; • Newcastle Urban Renewal Strategy; • Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005;

	<ul style="list-style-type: none"> • Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010; • Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011); • Guide to Traffic Generating Development (RMS, 2002); • Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development; • NSW Planning Guidelines for Walking and Cycline; • Public Transport Service Planning Guidelines: Rural and Regional NSW (2015); • NSW Long Term Transport Master Plan 2012; • Interim Construction Noise Guidelines (DECCW, 2009); • Newcastle Development Control Plan 2012; and • Newcastle Section 94A Development Contributions Plan 2009. <p>2. Built form and urban design</p> <ul style="list-style-type: none"> • Demonstrate that design excellence has been achieved having regard to the requirements of clause 7.5 of the Newcastle Local Environmental Plan (LEP) 2012. • Address the height, bulk and scale of the proposed development within the context of the locality. • Provide a rigorous justification of any development standards not being met in accordance with clause 4.6 of the Newcastle LEP 2012. • Provide justification for how the proposal achieves design quality, with specific consideration of the overall site layout, axis, vistas and connectivity, open spaces and edges, ground floor activation, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, and choice of colours. • Demonstrate that the proposal will maintain pedestrian accessibility to the foreshore. • Provide design based approaches to mitigate any potential flooding. <p>3. Residential amenity</p> <ul style="list-style-type: none"> • Demonstrate compliance with SEPP 65 and the Apartment Design Guide (ADG) recommendations to achieve a high level of environmental and residential amenity. <p>4. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 will be incorporated in the design, construction and ongoing operation phases of the development. • Demonstrate how the proposed development responds to sustainable building principles and best practice, and improves environmental performance through energy efficient design, technology and renewable energy. • Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. <p>5. Noise</p> <p>Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</p>
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6. Transport and accessibility (construction and operation)

- Detail access arrangements at all stages of construction and measures to mitigate any associated traffic impacts.
- Detail existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access.
- Describe the measures to be implemented to promote sustainable means of transport, including public transport use, pedestrian and bicycle linkages, in addition to addressing the potential for implementing a location specific sustainable travel plan.
- Demonstrate the provision of sufficient on-site car parking having regard to the availability of public transport.
- Estimate the total daily and peak hour trips generated by the proposed development, including accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network, including intersection capacity and any potential need for upgrading or road works, having regard to local planning controls.
- Details service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times).

7. 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) including an:

- assessment of existing flood behaviour and impact of sea level rise, climate change, and ecosystem migration;
- 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;
- emergency management measures and evacuation;
- consistency with any floodplain risk management plans;
- compatibility with the flood hazard of the land;
- 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; and
- detailed consideration of the proposed drainage associated with the proposal, including stormwater and drainage infrastructure.

8. Water

The EIS shall include:

- assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts;
- annual volumes of surface water and groundwater proposed to be taken by the activity (including from potential seepage into the basement carpark) from each surface and groundwater source as defined by the *Water Sharing Plan for the North Coast Coastal Sands Groundwater Sources 2016*;
- full technical details and data of all surface and groundwater modelling undertaken;
- details of any structural works required to be undertaken due to potential mine subsidence impacts. This should include information regarding

whether grout injection may be required and whether this activity may cause displacement of groundwater to surface;

- details of any groundwater dewatering which may be required during the construction phase of the project. This discussion should include:
 - information of the site's hydrogeology;
 - a description of the current groundwater situation, such as groundwater quality and groundwater level;
 - predicted groundwater take, inclusive of the calculations supporting this estimate; and
 - assessment in line with the *NSW Aquifer Interference Policy*.
- proposed surface and groundwater monitoring activities and methodologies; and
- assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.

9. Mine subsidence

Carry out a Geotechnical Investigation and Report (prepared by a recognised professional, and in consultation with the Mine Subsidence Board and Hunter Development Corporation), detailing the suitability of the site to support the proposal given existing mine workings and ensuring that structures are designed in accordance with the recommendations of the *Proposed Mine Subsidence Mitigation Plan – Honeysuckle (GEOTWARA20878AA-AN)*, prepared by Coffey Geotechnics Pty Ltd, dated 20 December 2010.

10. Historic heritage

The EIS shall:

- identify if there are any listed or potential heritage items within the project area or its vicinity;
- if there are any listed or potential items, include a Heritage Impact Statement (HIS) that addresses the significance of and provides an assessment of impacts on these items; and
- include a historical archaeological assessment prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines 'Assessing Significance for Historical Archaeological Sites and 'Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.

11. Aboriginal heritage

The EIS shall address:

- Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010; and
- any potential impacts on known Aboriginal sites/objects, including an assessment to determine the likely existence of Pleistocene aged landforms to adequately characterise the archaeological record.

12. Sediment, erosion and dust controls (construction and excavation)

The EIS shall identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

	<p>13. Utilities In consultation with relevant agencies, the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed.</p> <p>14. Staging Details regarding the staging of the proposed development (if proposed).</p> <p>15. 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.</p> <p>16. Servicing and waste Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>EP&A Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • architectural drawings (to a usable scale at A3); • architectural design statement; • landscape drawings (to a usable scale at A3); • landscape design statement; • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • shadow diagrams; • ESD statement; • pre-submission consultation statement; • heritage impact assessment; • archaeological impact assessment; • bushfire assessment • access impact statement; • traffic and parking assessment; • visual and view impact analysis and photomontages; • stormwater concept plan; • flood risk assessment • sediment and erosion control plan; • operational management plan; • preliminary construction management plan, including a construction traffic management plan, construction noise and vibration management plan, construction waste management plan and cumulative impact of construction activities on other nearby sites; • geotechnical investigation and report; • services and infrastructure report; • contamination assessment; and • schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and</p>

	<p>the local community. In particular you must consult with the City of Newcastle Council.</p> <p>The EIS must describe the pre-submission consultation process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</p>
Further consultation after 2 years	<p>If you do not lodge a 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>