

Brendon Roberts  
Team Leader – Key Sites Assessments  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Roberts

**Request for SEARs for Mixed Use Development SSD 8019  
21 Honeysuckle Drive, Newcastle**

Thank you for your letter dated 21 October 2016, requesting Transport for NSW to provide input into the Secretary's Environmental Assessment Requirements (SEARs) for the above proposal in Newcastle.

Roads and Maritime Services will be providing a separate response.

Transport for NSW recommends that the following requirements/assessments be added to the draft SEARs.

**Key Issues**

**1. Statutory and Strategic Context**

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

- NSW Planning Guidelines for Walking and Cycling
- Public Transport Service Planning Guidelines: Rural and Regional NSW (2015)
- NSW Long Term Transport Master Plan 2012

**6. Transport and Accessibility (Construction and Operation)**

The EIS shall include a transport impact assessment, which includes:

ADD -

- Service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times).

Should you have any questions regarding this matter, please contact Robert Rutledge on 8202 2203 or at [Robert.Rutledge@transport.nsw.gov.au](mailto:Robert.Rutledge@transport.nsw.gov.au).

Yours sincerely



4/11/16

Mark Ozinga

**Principal Manager, Land Use Planning and Development  
Transport Strategy**

CD16/15360



OUT16/40893

Mr Alexander Scott  
Key Sites Assessments  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Alexander.scott@planning.nsw.gov.au

Dear Mr Scott

**Mixed Use Residential and Commercial Development, 21 Honeysuckle Drive,  
Newcastle (SSD 8019)  
Request for Secretary's Environmental Assessment Requirements**

I refer to your email of 21 October 2016 to the Department of Primary Industries (DPI) in respect to the above matter. Comment has been sought from relevant divisions of DPI. Views were also sought from NSW Department of Industry - Lands that are now a division of the broader Department and no longer within NSW DPI. Any further referrals to DPI can be sent by email to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

DPI has reviewed the request and accompanying SEARs and provides the following recommendations:

- The heading of section 9 should be amended from "Water Quality" to "Water"
- The EIS should be required to address:
  - 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*.
  - Detail 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.
  - Detail of any groundwater dewatering which may be required during the construction phase of the project. This discussion should include:
    - information on 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 (2012).
- The EIS should be required to include a statement of where each element of the SEARs is addressed in the EIS (e.g. in the form of a table).

Yours sincerely



Mitchell Isaacs  
**Director, Planning Policy & Assessment Advice**  
3 November 2016

*DPI appreciates your help to improve our advice to you. Please complete this three minute survey about the advice we have provided to you, here:*  
<https://goo.gl/o8TXWz>

2 November 2016

Mr Brendon Roberts  
Team Leader - Key Site Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2300

(sent via email to [alexander.scott@planning.nsw.gov.au](mailto:alexander.scott@planning.nsw.gov.au))

Dear Brendon

**Comment on draft SEARs – 21 Honeysuckle Drive, Newcastle - SSD 8019**

I refer to your letter dated 21 October 2016 which relates to the above project and which seeks our feedback on the draft SEARs to be issued to the Applicant.

We have reviewed the draft SEARs and make the following comments:

- 'The Applicant' – As noted on the draft SEARs is a different entity to that which is party to the contract for sale for the subject property. That entity is Doma Holdings (NSW) Pty Ltd ACN 612 047 631;
- 'Key Issue 10' – Mine Subsidence. It is important that the Applicant provides a geotechnical report prepared by a suitably recognised professional detailing the suitability of the site to support the proposal. The Hunter Development Corporation has recently completed mine subsidence stabilisation works in preparation for development, the proponent is aware of this and has been furnished with the following reports:
  - Proposed Mine Subsidence Mitigation Plan – Honeysuckle, GEOTWARA20878AA-AN, Coffey Geotechnics Pty Ltd, 20 December 2010
  - Park Residential Site – Cottage Creek Precinct Development – Final Report – Summary of Mine Stabilisation Activities, GEOTWARA22377AA-AP, Coffey Geotechnics Pty Ltd, 2 February 2016
  - The Letter from the Mine Subsidence Board dated 17 March 2016 (ref FN10-26310N1) which accepts the findings and recommendations of the above report dated 2 February 2016.

If you have any queries or would like to discuss any of the above, please do not hesitate to contact the Corporation's Jeremy Amann at the details below.

Yours sincerely



**David Antcliff**  
A/Director - Property Development

E: [Jeremy.amann@hdc.nsw.gov.au](mailto:Jeremy.amann@hdc.nsw.gov.au) | T: 02 4904 2762



Level 6, 10 Valentine Avenue  
Parramatta NSW 2150

Locked Bag 5020  
Parramatta NSW 2124  
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500  
Facsimile: 61 2 9873 8599

[heritage@heritage.nsw.gov.au](mailto:heritage@heritage.nsw.gov.au)  
[www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

Our Ref: DOC16/531983  
Your ref: SSD 8019

Leanne Grove  
DA Coordinator  
Industry, Key Sites & Priority Projects  
Department of Planning and Environment  
GPO BOX 39  
**SYDNEY 2001**

**Send by e-mail to:** [Leanne.grove@planning.nsw.gov.au](mailto:Leanne.grove@planning.nsw.gov.au)

Dear Ms Grove,

**Re: Request for Secretary's Environmental Assessment Requirements (SEARs) for a Mixed Use Development SSD 8019, No. 21 Honeysuckle Drive, Newcastle**

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I refer to your e-mail dated 21 October, 2016, seeking input into the Department of Planning and Environment Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Assessment (EIS) for a Mixed Use Development at No. 21 Honeysuckle Drive, Newcastle

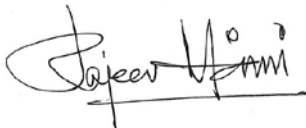
The Heritage Division has reviewed the draft SEARs and recommends the following additional requirements:

- The Environmental Impact Statement (EIS) should identify if there are any listed or potential heritage items within the proposed project area and in the vicinity. If any listed or potential heritage items are likely to be affected, a Heritage Impact Statement (HIS) must be prepared in accordance with the guidelines in the NSW Heritage Manual that addresses the significance of, and provides an assessment of the impact on the heritage significance of heritage items on the development site and in the vicinity.
- The EIS must provide a heritage assessment including but not limited to an assessment of impacts to *State and local heritage* including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:
  - outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the NSW Heritage Manual (1996),
  - be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria),

- include a statement of heritage impact for all heritage items (including significance assessment), consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and
- 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.

If you have any questions regarding the above matter, please contact Bronwyn Smith, Heritage Planning Officer, at the Heritage Division, Office of Environment and Heritage on (02) 9873 8604 or [bronwyn.smith@environment.nsw.gov.au](mailto:bronwyn.smith@environment.nsw.gov.au).

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', written over a horizontal line.

**Rajeev Maini**  
Acting Manager, Conservation  
Heritage Division  
Office of Environment & Heritage  
**As Delegate of the Heritage Council of NSW**  
3 November, 2016