



Murray Blackburn-Smith
Regional Director
City Plan Strategy & Development
Suite 2, Level 2, 21 Bolton Street
Newcastle NSW 2300

Our ref: SSD 9787

Dear Mr Blackburn-Smith

**SEARs for Nihon University Newcastle Campus
9 Church Street, Newcastle (SSD 9787)**

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Nihon University Newcastle Campus. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department of Planning and Environment (the Department) will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the

Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact David Gibson on (02) 9274 6241 or via email at david.gibson@planning.nsw.gov.au

Yours sincerely



Karen Harragon
Director

21/12/2018

Social and Other Infrastructure Assessments
as delegate for the Secretary

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 9787
Proposal Name	Nihon University Newcastle Campus
Location	9 Church Street, Newcastle
Applicant	Nihon University Group
Date of Issue	21 December 2018
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of 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 (completed, underway or proposed) measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived an estimate of the jobs that will be created by the future development during the construction and operational phases of the development certification that the information provided is accurate at the date of preparation.
Key Issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context Address the statutory provisions 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 (Infrastructure 2007) State Environmental Planning Policy No. 64 – Advertising and Signage State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 Draft State Environmental Planning Policy (Remediation of Land) Draft State Environmental Planning Policy (Environment)

	<ul style="list-style-type: none"> • Newcastle Local Environmental Plan 2012. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.</p> <p>2. Policies Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • Hunter Regional Plan 2036 • Greater Newcastle Metropolitan Plan 2036 • Future Transport Strategy 2056 and supporting plans • Better Placed: An integrated design policy for the built environment of New South Wales • Crime Prevention Through Environmental Design (CPTED) Principles • Healthy Urban Development Checklist, NSW Health • Newcastle Development Control Plan 2012. <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Address the height, density, bulk and scale, setbacks and interface of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces. • Address design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and colours. • Provide details of any digital signage boards, including size, location and finishes. • Demonstrate how high-quality design will be achieved with reference to Better Placed – An integrated design policy for the built environment of New South Wales and in accordance with a strategy developed in consultation with the Government Architect of NSW. • Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development. • Provide detailed site and context analysis to justify the proposed site planning and design approach including massing options and preferred strategy for future development. • Provide a detailed site-wide landscape strategy, including consideration of equity and amenity of outdoor recreation spaces, and integration with built form, security, shade, topography and existing vegetation. • Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items. • Address CPTED Principles. • Demonstrate good environmental amenity including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility. <p>4. Staging Provide details regarding the staging of the proposed development (if any).</p>
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	<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing and acoustic impacts. • Conduct a view analysis to the site from key vantage points and streetscape locations (photomontages or perspectives should be provided). • Include a lighting strategy and measures to reduce spill into any surrounding sensitive receivers. • Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. <p>6. Transport and Accessibility</p> <p>Include a transport and accessibility impact assessment, which details, but not limited to the following:</p> <ul style="list-style-type: none"> • accurate details of the current daily and peak hour vehicle, existing and future public transport networks and pedestrian and cycle movement provided on the road network located adjacent to the proposed development • details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys within the local area • the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development • measures to integrate the development with the existing/future public transport network • the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years) • the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections • details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site • the proposed walking and cycling access arrangements and connections to public transport services • the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones • proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance • proposed number of on-site car parking spaces for staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site
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	<ul style="list-style-type: none"> • an assessment of the cumulative on-street parking impacts of cars, staff parking and any other parking demands associated with the development • an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures and personal safety in line with CPTED • emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times) • the preparation of a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following: <ul style="list-style-type: none"> ○ assessment of cumulative impacts associated with other construction activities (if any) ○ an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity ○ details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process ○ details of anticipated peak hour and daily construction vehicle movements to and from the site ○ details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle ○ details of temporary cycling and pedestrian access during construction. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Guide to Traffic Generating Developments (Roads and Maritime Services) • EIS Guidelines – Road and Related Facilities (DoPI) • Cycling Aspects of Austroads Guides • NSW Planning Guidelines for Walking and Cycling • Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development • Standards Australia AS2890.3 (Bicycle Parking Facilities). <p>7. 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 Regulation) will be incorporated in the design and ongoing operation phases of the development. • Include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy. • Include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance. • Provide a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change, specifically: <ul style="list-style-type: none"> ○ hotter days and more frequent heatwave events ○ extended drought periods ○ more extreme rainfall events ○ gustier wind conditions
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	<ul style="list-style-type: none"> ○ how these will inform landscape design, material selection and social equity aspects (respite/shelter areas). <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections. <p>8. Heritage</p> <ul style="list-style-type: none"> • The EIS must include a Heritage Impact Statement (HIS) prepared 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), 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 HIS is to include an assessment of impacts to State and local heritage items, including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, moveable heritage, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment must: <ul style="list-style-type: none"> ○ 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); ○ demonstrate compliance with the Newcastle Court House, Conservation Management Plan, prepared by TKD Architects, Issue D, dated August 2015 and endorsed by the Heritage Council of NSW, 15 September 2015; ○ examine the impacts of the proposal on heritage item(s) including visual impacts, required BCA and DDA works, new fixtures, fittings and finishes, any modified services; ○ 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); ○ present justification for any changes to the heritage fabric including any options analysis; ○ identify and catalogue all items of movable heritage and address how they will be deployed, integrated and/or interpreted within the development; ○ address all proposed signage and associated structures that support signage and the impact on the item, its setting and the heritage conservation area; ○ include an interpretation plan prepared in accordance with the Heritage Division publication 'Interpreting Heritage Places and Items Guidelines' (2005) and submit it for approval to the Heritage Council of NSW (or delegate) prior to Government certification. The interpretation plan must detail how information on the history and significance of Newcastle Court House will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project; 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
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	<p>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 and that relics of State heritage significance should be protected in-situ. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.</p> <p>9. Aboriginal Heritage</p> <ul style="list-style-type: none"> • Address Aboriginal Cultural Heritage (ACH) in an Aboriginal Cultural Heritage Report (ACHAR) to be prepared in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). • The EIS must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. <p>10. Noise and Vibration</p> <ul style="list-style-type: none"> • Identify and provide a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • NSW Noise Policy for Industry 2017 (EPA) • Interim Construction Noise Guideline (DECC) • Assessing Vibration: A Technical Guideline 2006 • Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008). <p>11. Contamination</p> <ul style="list-style-type: none"> • Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. • Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP). <p>12. Utilities</p> <ul style="list-style-type: none"> • Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure. • Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.
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	<p>13. Contributions Address Council's 'Section 94/94A Contribution Plan' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.</p> <p>14. Drainage</p> <ul style="list-style-type: none"> • Detail measures to minimise operational water quality impacts on surface waters and groundwater. • Stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties. <p>→ Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Guidelines for development adjoining land and water managed by DECCW (OEH, 2013). <p>15. Biodiversity Assessment</p> <ul style="list-style-type: none"> • Biodiversity impacts related to the proposed development are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and Biodiversity Assessment Method. • The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method. • The BDAR must include details of the measures proposed to address the offset obligation as follows; <ul style="list-style-type: none"> ○ the total number and classes of biodiversity credits required to be retired for the development/project. ○ the number and classes of like-for-like biodiversity credits proposed to be retired. ○ the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules. ○ any proposal to fund a biodiversity conservation action. ○ any proposal to conduct ecological rehabilitation (if a mining project). ○ any proposal to make a payment to the Biodiversity Conservation Fund. • If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits. • The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i>. • Where a Biodiversity Assessment Report is not required, engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal. <p><i>Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report unless otherwise specified under the Act.</i></p> <p>16. Sediment, Erosion and Dust Controls Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <p>→ Relevant Policies and Guidelines:</p>
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	<ul style="list-style-type: none"> Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom) Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) Guidelines for development adjoining land and water managed by DECCW (OEH, 2013). <p>17. 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> <p>18. Construction Hours Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.</p>
<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</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 (showing key dimensions, RLs, scale bar and north point), including: <ul style="list-style-type: none"> plans, sections and elevations details of proposed signage, including size, location and finishes site plan site sections showing relationships with existing adjacent buildings Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries Site Analysis Plan including: <ul style="list-style-type: none"> site and context plans that demonstrate principles for future development and expansion, built form character and open space network active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links site and context plans that demonstrate principles for future network, active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links Sediment and Erosion Control Plan Shadow Diagrams View analysis, photomontages and architectural renders, including from those from public vantage points Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed plan identifying significant trees, trees to be removed and trees to be retained or transplanted Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including: <ul style="list-style-type: none"> architectural design statement diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal detailed site and context analysis

	<ul style="list-style-type: none"> ○ analysis of options considered including building envelope study to justify the proposed site planning and design approach ○ visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items ○ summary of feedback provided by GANSW and any design competition panel and responses to this advice ○ summary report of consultation with the community and response to any feedback provided • Geotechnical and Structural Report • Accessibility Report • Arborist Report • Schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> • The City of Newcastle • Government Architect NSW • Transport for NSW • Roads and Maritime Services • Heritage Division of the Office of Environment and Heritage. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.</p>



Office of
Environment
& Heritage

DOC18/944085-1
SSD 9787

David Gibson
Team Leader
Social Infrastructure Assessments
Department of Planning and Environment
david.gibson@planning.nsw.gov.au

Dear David

Input into Secretary's Environmental Assessment Requirements – Nihon University Newcastle Campus, 9 Church Street, Newcastle - Newcastle LGA (SSD 9787)

I refer to your letter dated 6 December 2018 seeking input into the Secretary's Environmental Assessment Requirements (SEARs) for the Nihon University Newcastle Campus proposal, located at 9 Church Street, Newcastle. The proposed development is within the Newcastle local government area.

The Office of Environment and Heritage (OEH) understands that the Nihon University Group is seeking to establish a Newcastle campus and associated 109 bed student accommodation, involving demolition and adaptive reuse of the Newcastle Court House. OEH understands that the proposal is a State Significant Development (SSD 9510) project under the *Environmental Planning and Assessment Act 1979*.

OEH has reviewed the preliminary environmental assessment, prepared by City Plan Strategy and Development Pty Ltd, dated 3 December 2018 and has prepared Standard SEARs which are presented in **Attachment A**. There are no project-specific SEARs provided for this project (**Attachment B**). Details of guidance documents are provided in **Attachment C**.

With respect to biodiversity, the preliminary environmental assessment states that as the site does not contain or adjoin sites that contain any areas of significant vegetation, a Biodiversity Development Assessment Report (BDAR) and/or waiver will not be required. OEH notes that Section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act) provides that applications for State significant development (SSD) and State significant infrastructure (SSI) are to be accompanied by a BDAR unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. It is recommended that the proponent liaise with Department of Planning and Environment and OEH in regard to the application requirements for waiving a BDAR.

With respect to historic heritage, OEH notes that the Heritage Council of NSW has provided separate project-specific SEARs in its letter dated 14 December 2018 (DOC18/943770).

With respect to Aboriginal cultural heritage, OEH notes that any Aboriginal cultural heritage assessment undertaken prior to 2010 is unlikely to meet current OEH Aboriginal cultural heritage guidelines for the assessment of Aboriginal cultural heritage in NSW. The OEH 2011 *Guide to*

investigating, assessing and reporting on Aboriginal cultural heritage in NSW should be referenced in this instance.

If you have any further questions in relation to this matter, please contact Brendan Mee, Senior Conservation Planning Officer, on 02 4904 2730.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'S. Cox', is located above the printed name.

STEVEN COX
Senior Team Leader Planning
Hunter Central Coast Branch
Conservation and Regional Delivery Division

Enclosure: Attachments A, B, C

19 December 2018

Attachment A – Standard Environmental Assessment Requirements

Biodiversity

1. Biodiversity impacts related to the proposed development (SSD 9787) are to be assessed in accordance with the [Biodiversity Assessment Method](#) and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the *Biodiversity Conservation Act 2016* (s6.12), *Biodiversity Conservation Regulation 2017* (s6.8) and [Biodiversity Assessment Method](#).
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the [Biodiversity Assessment Method](#).
3. The BDAR must include details of the measures proposed to address the offset obligation as follows;
 - The total number and classes of biodiversity credits required to be retired for the development/project;
 - The number and classes of like-for-like biodiversity credits proposed to be retired;
 - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
 - Any proposal to fund a biodiversity conservation action;
 - Any proposal to conduct ecological rehabilitation (if a mining project);
 - Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to use the variation rules, the BDAR must contain details of the [reasonable steps](#) that have been taken to obtain requisite like-for-like biodiversity credits.

4. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the *Biodiversity Conservation Act 2016*.

Aboriginal cultural heritage

5. The Environmental Impact Assessment (EIS) must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the [Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW \(DECCW, 2011\)](#) and consultation with OEH regional branch officers.
6. Consultation with Aboriginal people must be undertaken and documented in accordance with the [Aboriginal cultural heritage consultation requirements for proponents 2010 \(DECCW\)](#). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.
7. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

Historic heritage

8. 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
 - where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.

Water and soils

9. The EIS must map the following features relevant to water and soils including:
- Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
 - Wetlands as described in s4.2 of the Biodiversity Assessment Method.
 - Groundwater.
 - Groundwater dependent ecosystems.
 - Proposed intake and discharge locations.
10. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
- Existing surface and groundwater.
 - Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
 - Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
 - Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the [ANZECC \(2000\) Guidelines for Fresh and Marine Water Quality](#) and/or local objectives, criteria or targets endorsed by the NSW Government.

11. The EIS must assess the impacts of the development on water quality, including:

- a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
- b. Identification of proposed monitoring of water quality.

12. The EIS must assess the impact of the development on hydrology, including:

- a. Water balance including quantity, quality and source.
- b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
- c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
- d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
- e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
- f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
- g. Identification of proposed monitoring of hydrological attributes.

Flooding and coastal erosion

13. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:

- a. Flood prone land.
- b. Flood planning area, the area below the flood planning level.
- c. Hydraulic categorisation (floodways and flood storage areas).

14. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.

15. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:

- a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.

16. Modelling in the EIS must consider and document:

- a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.
- b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.
- c. Relevant provisions of the NSW Floodplain Development Manual 2005.

17. The EIS must assess the impacts on the proposed development on flood behaviour, including:

- a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
- b. Consistency with Council floodplain risk management plans.
- c. Compatibility with the flood hazard of the land.
- d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
- e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
- f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
- g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.
- h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.
- i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.
- j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

Attachment B – Project specific environmental assessment requirements

Biodiversity - nil
Aboriginal cultural heritage - nil
Historic heritage - nil
Water and soils - nil
Flooding and coastal erosion - nil

Attachment C – Guidance material

Title	Web address
Relevant legislation	
<i>Biodiversity Conservation Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/63/full
<i>Coastal Management Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/20/full
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
<i>Fisheries Management Act 1994</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N
<i>Marine Parks Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N
<i>National Parks and Wildlife Act 1974</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
<i>Water Management Act 2000</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
<i>Wilderness Act 1987</i>	http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N
Biodiversity	
Biodiversity Assessment Method (OEH, 2017)	http://www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	http://www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf
NSW Guide to Surveying Threatened Plant	http://www.environment.nsw.gov.au/resources/threatenedspecies/160129-threatened-plants-survey-guide.pdf
Fisheries NSW policies and guidelines	http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation
List of national parks	http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx
Revocation, recategorisation and road adjustment policy (OEH, 2012)	http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)	http://www.environment.nsw.gov.au/protectedareas/developmentadjoiningdecc.htm
Heritage	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf
Statements of Heritage Impact 2002 (HO & DUAP)	http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	http://www.environment.nsw.gov.au/Heritage/publications/

Title	Web address
Aboriginal cultural heritage	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09781ACHconsultreq.pdf
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf
Aboriginal Site Recording Form	http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf
Aboriginal Site Impact Recording Form	http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf
Aboriginal Heritage Information Management System (AHIMS) Registrar	http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm
Care Agreement Application form	http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf
Acid sulphate soils	
Acid Sulfate Soils Planning Maps via Data.NSW	http://data.nsw.gov.au/data/
Acid Sulfate Soils Manual (Stone et al. 1998)	http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Flooding and coastal erosion	
Reforms to coastal erosion management	http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm
Floodplain development manual	http://www.environment.nsw.gov.au/floodplains/manual.htm
Guidelines for Preparing Coastal Zone Management Plans	Guidelines for Preparing Coastal Zone Management Plans http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf
NSW Climate Impact Profile	http://climatechange.environment.nsw.gov.au/
Climate Change Impacts and Risk Management	Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	www.environment.gov.au/water/publications/quality/australia-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	http://deccnet/water/resources/AWQGuidance7.pdf

Title	Web address
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf



Ms Erin White
Social and Other Infrastructure Assessments
Department of Planning & Environment
320 Pitt Street
SYDNEY NSW 2000

Sent by e-mail to: David Gibson- David.Gibson@planning.nsw.gov.au

Dear Ms White

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) FOR THE NIHON UNIVERSITY CAMPUS, NEWCASTLE - SSD 9787

Reference is made to your correspondence received on the 6 December 2018 requesting input from the Heritage Council of NSW on the Secretary's Environmental Assessment Requirements (SEARs) for the proposed adaptive reuse of the Newcastle Court House (SHR 00796) for the Nihon University Campus, at 9 Church Street, Newcastle, within the City of Newcastle local government area (LGA).

The SSD application will seek approval for the development of the Newcastle Nihon University campus and associated 109 bed student accommodation. The proposal will involve demolition and the adaptive reuse of the Newcastle Court House for the Nihon University Campus. The draft SEARs and the following report have been reviewed:

- *Preliminary environmental assessment, as well as other supporting documentation to enable SEARs to be issued in support of an EIS, prepared by City Plan Strategy and Development Pty Ltd, dated 3 December 2018.*

It is noted the subject site is within the curtilage of two State Heritage Register (SHR) items: *Newcastle Court House* (SHR 00796), and *Newcastle Government House and Domain* (SHR 01841). Newcastle Court House is an impressive building designed in the Victorian Italianate style it remains substantially intact and a grand example of late 19th century civic architecture within the town. The building has a lengthy association with the provision of justice in the district. Based on this, the highest level of heritage assessment needs to be undertaken as part of the Environmental Impact Statement and therefore, the relevant SEARs need to be equally as detailed. Standard heritage SEARs are not appropriate for this project.

Based on the above information the following additional requirements are recommended:

1. The EIS must include a Heritage Impact Statement (HIS) prepared 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), 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.
2. The HIS must include a heritage assessment, including but not limited to an assessment of impacts to State and local heritage items, including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, moveable heritage, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:

- 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);
- demonstrate compliance with the Newcastle Court House, Conservation Management Plan, prepared by TKD Architects, Issue D, dated August 2015 and endorsed by the Heritage Council of NSW, 15 September 2015;
- examine the impacts of the proposal on heritage item(s) including visual impacts, required BCA and DDA works, new fixtures, fittings and finishes, any modified services;
- 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);
- present justification for any changes to the heritage fabric including any options analysis;
- identify and catalogue all items of movable heritage and address how they will be deployed, integrated and/or interpreted within the development;
- address all proposed signage and associated structures that support signage and the impact on the item, its setting and the heritage conservation area;
- include an interpretation plan prepared in accordance with the Heritage Division publication 'Interpreting Heritage Places and Items Guidelines' (2005) and submit it for approval to the Heritage Council of NSW (or delegate) prior to Government certification. The interpretation plan must detail how information on the history and significance of *Newcastle Court House* will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project; 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 and that relics of State heritage significance should be protected in-situ. If 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 proposed Nihon University campus, please contact James Quoyale, Senior Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage on (02) 9873 8612 or at james.quoyale@environment.nsw.gov.au.

Yours sincerely



14.12.2018

Cheryl Brown
 Manager, Northern Region
 Heritage Division
 Office of Environment & Heritage
As Delegate of the Heritage Council of NSW



DOC18/943919-01; EF14/501 (SSD 9787)

Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: David Gibson
By email: David.Gibson@planning.nsw.gov.au

18 December 2018

Dear Mr Gibson

**NIHON UNIVERSITY- NEWCASTLE CAMPUS - (SSD 9787)- REQUEST FOR
SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

I refer to your email to the Environment Protection Authority (EPA) received on 6 December 2018 advising of a request for Secretary's Environmental Assessment Requirements (SEARs) to assist with the preparation of an Environmental Impact Statement (EIS) for the above proposed development.

The EPA understands that the proposal involves the reuse of the former Newcastle Courthouse for an education establishment with associated student accommodation, that would involve the demolition of the Administration Building (east wing) and Supreme Court Building (west wing) and construction of two 4-storey buildings consisting of a 109 bed 'Residential Building' (east wing) and 'Education Building' (west wing). The project would also involve the minor internal demolition of elements of the former Courthouse and alterations to accommodate students and the general public for educational purposes; ground level car parking accommodating 20 spaces, and ground and rooftop landscaping, at 9 Church Street, Newcastle.

Based on the information in the Preliminary Assessment provided, it does not appear that the proposed development involves an activity that is listed in Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act). As such Newcastle City Council would be the appropriate regulatory authority for matters under the POEO Act in respect of the proposed development. I suggest that you contact the Council regarding their requirements for the preparation of an Environment Impact Statement.

If you require any further information regarding this matter, please contact Genevieve Lorang on 4908 6869 or by email to hunter.region@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MB', followed by a horizontal line.

MITCHELL BENNETT
Head Strategic Operations Unit - Hunter
Environment Protection Authority

Phone 131 555
Phone 02 4908 6800

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10 December 2018

Department of Planning & Environment
Social Infrastructure Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: David Gibson

**SEARS REQUEST – NIHON UNIVERSITY NEWCASTLE CAMPUS, 9 CHURCH STREET NEWCASTLE
SSD 9787**

Reference is made to Department of Planning and Environment's email dated 6 December 2018, requesting Roads and Maritime Services' (Roads and Maritime) requirements under Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

Transport for NSW and Roads and Maritime's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

Roads and Maritime have reviewed the letter from City Plan dated 3 December 2018, and it is understood that the proposal is for development of the Newcastle Nihon University campus, a 109 bed student accommodation building, and ground floor car parking.

Roads and Maritime response & requirements

Roads and Maritime recommends that the Environmental Impact Statement (EIS) should refer to the following guidelines with regard to the traffic and transport impacts of the proposed development:

- Road and Related Facilities within the Department of Planning EIS Guidelines, and,
- Section 2 Traffic Impact Studies of Roads and Maritime's *Guide to Traffic Generating Developments 2002*.

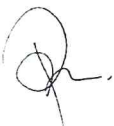
Furthermore, a traffic and transport study shall be prepared in accordance with the Roads and Maritime's *Guide to Traffic Generating Developments 2002* and is to include (but not be limited to) the following:

- Assessment of all relevant vehicular traffic routes and intersections for access to / from the subject properties.

- Current traffic counts for all of the traffic routes and intersections.
- The anticipated additional vehicular traffic generated from both the construction and operational stages of the project.
- The distribution on the road network of the trips generated by the proposed development. It is requested that the predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation.
- Consideration of the traffic impacts on existing and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development during both the construction and operational stages. The traffic impact shall also include the cumulative traffic impact of other proposed developments in the area.
- Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development. In this regard, preliminary concept drawings shall be submitted with the EIS for any identified road infrastructure upgrades. However, it should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of Roads and Maritime and Council.
- Traffic analysis of any major / relevant intersections impacted, using SIDRA or similar traffic model, including:
 - Current traffic counts and 10 year traffic growth projections
 - With and without development scenarios
 - 95th percentile back of queue lengths
 - Delays and level of service on all legs for the relevant intersections
 - Electronic data for Roads and Maritime review.
- Any other impacts on the regional and state road network including consideration of pedestrian, cyclist and public transport facilities and provision for service vehicles.

On determination of this matter, please forward a copy of the SEARs to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region