

Attachment 1

Director-General's Environmental Assessment Requirements

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

Application No.	07_0111
Project	Proposed 4 lot subdivision
Location	Pt 2 DP 1113281, Honeysuckle Drive, Newcastle
Proponent	Honeysuckle Development Corporation
Date issued	
Expiry date	Two (2) years from the date of issue
General requirements	<p>The Environmental Assessment for the Project Application must include:</p> <ul style="list-style-type: none"> • An executive summary; • A detailed description of the project, including:- <ul style="list-style-type: none"> (i) Justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest; (ii) Alternatives considered. • A thorough site analysis and description of existing environment; • Consideration of impacts, if any, on matters of national environmental significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>; • 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; • A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; • An assessment of the key issues specified below and a table outlining how these key issues have been addressed; • A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project, calculated in accordance with the definition of Capital Investment Value in the Major Projects SEPP; and • The plans and documents outlined in Attachment 2.
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Statutory and Other Requirements All relevant legislation and planning provisions applying to the site and an assessment and justification for any non-compliance. 2. Landuse Pattern Consideration of the compatibility of the proposed subdivision and potential impacts such as access arrangements, traffic, buffers, density controls and suitability with the surrounding land uses and area. 3. Subdivision Design <ul style="list-style-type: none"> • Provide details of proposed area of each allotment; • Provide details of staging, if any, of the proposed subdivision; and

	<ul style="list-style-type: none"> Demonstrate consistency with the <i>NSW Coastal Policy 1997, Coastal Design Guidelines for NSW</i> and SEPP 71. <p>4. Titles and Management of Site Identify proposed subdivision mechanism and long term ownership and management of natural vegetation, proposed easements and other features of the site.</p> <p>5. Subdivision Entitlements Demonstrate subdivision entitlements in accordance with relevant planning instruments.</p> <p>6. View Corridors Address impact on any existing or proposed view corridors.</p> <p>7. Access Demonstrate access arrangements to each proposed allotment.</p> <p>8. Drainage and Flooding Where relevant, assess any flood risk on-site with consideration of the NSW Floodplain Development Manual (2005), the draft Newcastle City Centre Local Environmental Plan 2006 and Newcastle City Centre DCP 2006, and Council's requirements, and detail measures to address risks.</p> <p>9. Infrastructure and Utilities</p> <ul style="list-style-type: none"> In consultation with relevant agencies, address the existing capacity and requirements of the development for sewerage, water, electricity, telecommunications, waste disposal and gas; Identify staging, if any, of infrastructure works; and Address provision of public services and infrastructure having regard to the Council's <i>Section 94 Contribution Plans</i>. <p>10. Cultural Heritage Identify whether the site has Aboriginal or other cultural heritage significance and where relevant identify appropriate measures to preserve any significance.</p> <p>11. Soils and Contamination Identify the presence and extent of acid sulfate soils on the site and appropriate mitigation measures. Identify any areas of contamination on the site and appropriate mitigation measures.</p>
Consultation	<p>You should undertake an appropriate and justified level of consultation with utilities suppliers and the relevant following parties during the preparation of the Environmental Assessment:</p> <p>Agencies or other authorities:</p> <ul style="list-style-type: none"> Newcastle City Council <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

Attachment 2

Plans and Documents to accompany the Application

Plans and Documents of the development	<p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for the Project Application :</p> <ol style="list-style-type: none"> 1. The Existing Site Survey Plan is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> • The location of the land, the measurements of the boundaries of the land, the size of the land and north point; • The existing levels of the land in relation to buildings and roads; and • Location and height of adjacent buildings and private open space. 2. An Aerial Photograph outlining the subject site and surrounding area (at an appropriate scale). 3. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc). 4. A Locality/Context Plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> • Significant local features such as parks, community facilities and open space, water courses and heritage items; • The location and uses of existing buildings, shopping and employment areas; • Traffic and road patterns, pedestrian routes and public transport nodes; and • The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation. 5. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1. 6. Detailed Subdivision Layout Plans to illustrate the following (where relevant):- <ul style="list-style-type: none"> • All measurements of proposed and existing allotments; • Location of all structures both proposed and retained on site; • North point; • Name of the road fronting the site and other surrounding major roads; • Title showing the description of the land with lot and DP numbers etc; • Vegetation retention; • Access points; • Cross sections of roads, including gradients, widths, road names, footpaths etc; • Any easements, covenants or other restrictions either existing or proposed on the site; • Development footprints, building envelopes and built form controls; • Asset Protection Zone for bushfire control; and • Type of subdivision proposed (Torrens, strata and/or community title).
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Specialist advice	Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants.
Documents to be submitted	<ul style="list-style-type: none"> • 10 hard copies of the Environmental Assessment; • 10 sets of subdivision and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and all plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below).
Electronic Documents	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files; • File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files; • Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order; • Graphic images will need to be provided as [.gif] files; • Photographic images should be provided as [.jpg] files; • Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each; and • Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order. <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.</p>