

## Part 3A Preliminary Environmental Assessment

### Lot 22 Honeysuckle Drive, Newcastle

The 'Atrium on the Harbour' Commercial Development  
Major Project: 08\_0048

Submitted to  
Department of Planning  
On Behalf of Lot 22 Honeysuckle Drive Development  
Management Pty Ltd

May 2008 ■ 08062

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Signature Date 23/05/08

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Signature Date 23/05/08

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## 1.0 Introduction

We are writing of behalf of Lot 22 Honeysuckle Drive Development Management Pty Ltd, the proponent for a new commercial development with ancillary retail/cafe premises at Lot 22 Honeysuckle Drive, Newcastle (the site). The new development is to be known as the 'Atrium on the Harbour'.

On 14 March 2008, the Director General (as delegate of the Minister for Planning) formed the opinion that the proposal is a Major Project (MP 08\_0048) and can be assessed under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

It is requested that the Director General of the Department of Planning issue the Environmental Assessment Requirements for the preparation of an Environmental Assessment Report to accompany a Project Application for the proposed development. The Preliminary Environmental Assessment Report (PEAR) has been prepared to assist the Director General in preparing the Environmental Assessment Requirements for the project.

This PEAR has been prepared on behalf of the applicant, Lot 22 Honeysuckle Drive Development Management Pty Ltd, by JBA Urban Planning Consultants Pty Ltd, and is based on preliminary architectural plans for the proposed development prepared by Suturs Architects provided at **Appendix A**.

This PEAR includes the following information relevant to the proposal:

- a background to the proposal;
- a description of the project;
- site description;
- existing planning provisions applying to the site, including permissibility and areas of where the project may be inconsistent with existing planning provisions applying to the site;
- identification of relevant regional strategies that affect the project;
- a list of other approvals required;
- consultation that has and will take place for the project; and
- identification of the environmental issues associated with the project.

## 2.0 Project Background

The Hunter Development Corporation (HDC) - formerly the Honeysuckle Development Corporation - was established in 1992 as a NSW State Government organisation responsible for the coordination of the redevelopment of surplus railway and port-related land along Newcastle Harbour, adjacent to the CBD. The aim of the redevelopment project is to revitalise the surplus land by creating jobs, stimulating investment and attracting people to the city. The Honeysuckle project has been divided into seven precincts. Lot 22 Honeysuckle Drive is located in the Cottage Creek Precinct (see **Figure 1** below which includes both the Cottage Creek and Honeysuckle Precincts).

Cottage Creek Precinct was envisioned as a mixed use zone accommodating a significant portion of employment generating uses and commercial office space.



**Figure 1** – Honeysuckle redevelopment area (Cottage Creek Precinct)

The site became available for purchase and development through a tender process instigated by the HDC (as the owner of the land) which required the successful tenderer to purchase the site and construct an A-grade commercial office/mixed use building on it as well as rejuvenate part Lot 2. Developers were encouraged to submit proposals for commercial developments which achieved a minimum 4.5 Green Star Rating. The successful tenderer is Austcorp Group Ltd with the registered name of Lot 22 Honeysuckle Drive Development Management Pty Ltd.

Lot 22 previously formed part of Lot 1111 in DP 1027135, which was subdivided into Lot 22 in DP 1072217 and part Lot 2 in DP1113281. Part Lot 2 in DP1113281 will form part of Cottage Creek Park to the site's north-west and will be landscaped as part of the subject proposal. The registered Plans of Subdivision are attached at **Appendix B**.

## 3.0 Project Description

### 3.1 Project Overview

It is proposed to develop the site for a new commercial office building with ancillary retail/cafe space and associated parking area. The proposed development includes the construction and landscaping of part of Cottage Creek Park immediately adjoining the site. This landscaped area will form part of Cottage Creek Park and, subject to design, costing and the approval from relevant authorities, may be connected to the rest of the park to the north-west via a footbridge(s) over Cottage Creek.

The development is referred to as the 'Atrium on the Harbour' reflecting the design of the building which is characterised by an atrium at its core, flanked by north-facing and south-facing towers. The proposed development will accommodate the following built elements:

- One level of semi basement car parking (under both towers), with ground floor and podium level car parks (South Tower) fronting the site's south-western boundary to the rail line. Vehicle access to the car park will be provided from Honeysuckle Drive, with approximately 190 on site car parking spaces being provided;
- A central lift core and foyer is proposed at the rear of the atrium at the building's south-eastern facade;
- At ground level, a double-height retail/commercial space (North Tower) fronting Honeysuckle Drive is proposed;
- A landscaped terrace area is proposed at ground floor which will form part of the south-eastern end of Cottage Creek Park. A retail/café space is proposed at ground level overlooking the terraced area; and
- Six levels of commercial office space are proposed above the podium level (retail space and carpark). The North Tower will have an approximate floor plate of 650sqm and the South Tower will have an approximate floor plate of 1150sqm.

The proposed development will have a floor space ratio (FSR) of approximately 3.5:1 and a maximum building height of approximately 33m to the top of the plant room.

The proposed development will incorporate the landscaping of the portion of Cottage Creek Park immediately adjoining Lot 22. Appropriate costs of embellishing the park are proposed to be off set against the developer contributions payable for the development. A Voluntary Planning Agreement (VPA) may be offered to this effect.

Preliminary architectural plans for the proposal are provided at **Appendix A**. Elements of the concept design may change as ongoing design development continues.

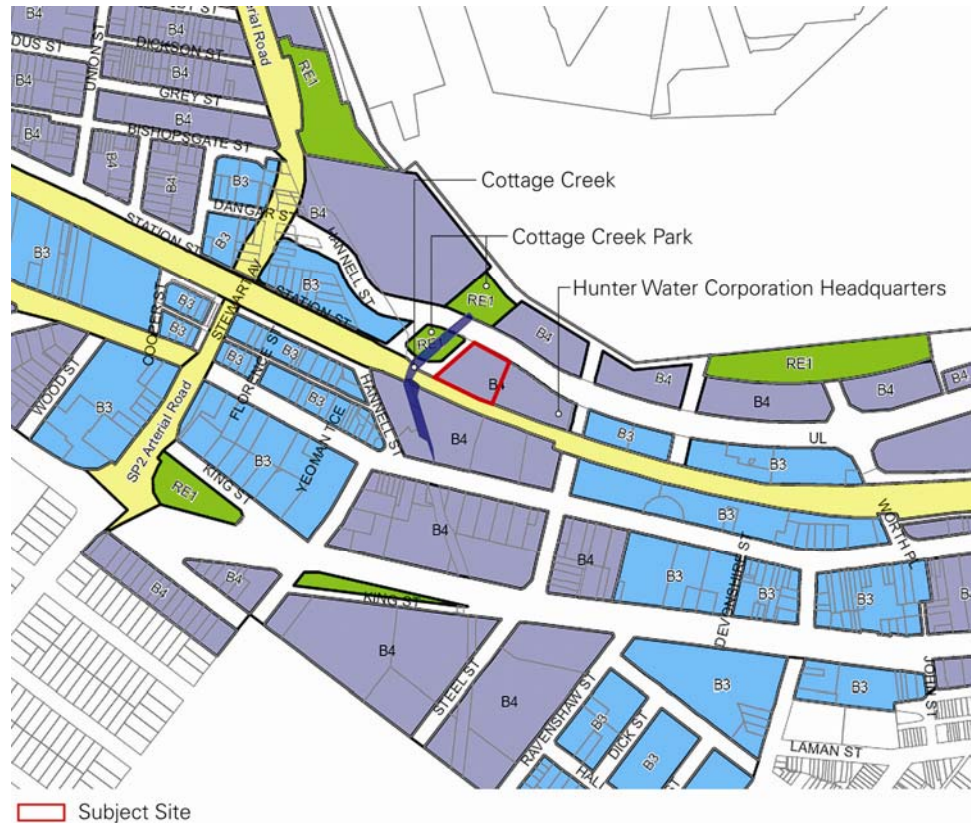
### 3.2 Capital Investment Value

The Capital Investment Value (CIV) for the project is \$37,290,000 including GST, as detailed in the Quantity Surveyor's report attached at **Appendix C**. The CIV may be subject to change as the design development of the project continues.

### 3.3 The Site

#### Site Location and Context

The site is located within the Cottage Creek Precinct at Lot 22 Honeysuckle Drive, Newcastle, east of Wickham Station and some 70m south of Newcastle Harbour foreshore. The Northern Railway runs along the site's south-western boundary and Honeysuckle Drive runs along its north-eastern boundary. The proposed site for Cottage Creek Park adjoins the north-west boundary of the site. The Hunter Water Corporation (HWC) headquarters lies to the south-east of the site. The site's context is shown at **Figure 2**.



**Figure 2** – Locality Plan

#### Site Description

The site is legally described as Lot 22 in DP1072217 and has a total site area of 3,728sqm. It has an approximate frontage of 44m to Honeysuckle Drive, approximately 55m to the HWC headquarters' site, some 60m to the Northern Railway line and an approximately 65m frontage to part Lot 2 in DP1113281 (Cottage Creek Park) (Refer to **Figure 3**).

The site is currently vacant. Some fill from other development sites within the Honeysuckle Development precinct is located on the site. Cottage Creek runs perpendicular to Honeysuckle Drive some 21m north-west of the site's boundary and adjoining part Lot 2 (the south-eastern end of Cottage Creek Park).

The site is zoned B4 – Mixed Use under the Newcastle City Centre Local Environmental Plan (LEP) 2008 and the adjoining part Lot 2 in DP1113281 (Cottage Creek Park) is zoned RE1 – Public Recreation. The south-western boundary of the site adjoins a heritage conservation area. However, the site does not form part of a heritage conservation area, is not identified as a heritage item, and is not within the vicinity of any heritage items. The site is located within the NSW Coastal Zone and is also within the proclaimed Newcastle Mine Subsidence District.



**Figure 3** – Photograph of the site, with Cottage Creek in the foreground and Honeysuckle Drive on the left

## 4.0 Relevant Planning Instruments and Controls

### 4.1 Planning Instruments Applying to the Site

The following planning instruments and policy documents are relevant to the proposed development:

- Water Management Act 2000 (WM Act);
- Mine Subsidence Compensation Act 1962 (MSC Act);
- State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP);
- State Environmental Planning Policy 55 - Remediation of Land (SEPP 55);
- State Environmental Planning Policy 71 - Coastal Protection (SEPP 71);
- State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP);
- Lower Hunter Regional Strategy (Department of Planning);
- Newcastle City Centre LEP 2008 (City Centre LEP);
- Newcastle Development Control Plan 2005 as amended by inclusion of the Section 6.3 – City Centre West in 2008 (Newcastle DCP 2005);
- Honeysuckle Public Domain Strategy; and
- Honeysuckle Development Corporation Environmental/Energy Efficiency Measures for New Commercial/Mixed Use Buildings (Honeysuckle Energy Efficiency Guidelines).

Other Newcastle policies applying to the proposed development are:

- Newcastle City Council Social Impact Assessment Policy 1999 (Social Impact Policy);
- Newcastle City Council Flood Policy (Flood Policy);
- Newcastle City Council Public Art and Placemaking Policy (Public Art Policy);
- Newcastle City Council Commercial Technical Manual;
- Newcastle City Council Car Parking Technical Manual;
- Newcastle City Council Landscaping Technical Manual;
- Newcastle City Council Contaminated Land Management Technical Manual;
- Newcastle City Council Stormwater and Water Efficiency Technical Manual;
- Newcastle City Council Waste Management Technical Manual; and
- Newcastle City Council Section 94A Developer Contributions Plan 2006 (Newcastle Section 94A Plan).

**Table 1 – Key Planning Controls**

Instrument	Standard/Development Control
WM Act	The WM Act establishes the environmental protection requirements for 'controlled activities' – works within or near a classified watercourse.
MSC Act	Requires approval from the Mine Subsidence Board to erect a building within a mine subsidence district.
Infrastructure SEPP	Requires applications for development on sites immediately adjacent to rail corridors to be referred to the rail authority. The SEPP includes provisions to protect and maintain the safety and structural integrity of rail infrastructure by requiring concurrence from the rail authority for projects involving excavation of 2 metres or more within a rail corridor, or within 25 metres of a rail corridor.  Requires applications for commercial development over 10,000m <sup>2</sup> in area to be referred to the Roads and Traffic Authority (RTA).
SEPP 55	Requires the consent authority to consider whether the land is contaminated and if it can be made suitable for the purpose for which the development is proposed to be carried out.
SEPP 71	Sets out a number of principles (clause 8) to be taken into account when assessing development within the coastal zone.
Major Projects SEPP	Provides an approvals regime specifically tailored for major infrastructure and other projects where the Minister for Planning is the approval authority. Clause 5 of Schedule 2 of the Major Projects SEPP identifies the sites as being part of the Honeysuckle Development precinct which is a specified site.
Lower Hunter Regional Strategy	Sets a 25 year program for the sustainable delivery of projected housing and employment needs of The Lower Hunter Regional Strategy. The strategy identifies Newcastle as a Regional city and the main focus for business, professional services, specialised shops, tourism and the recreation and entertainment destination of the Lower Hunter Region.
City Centre LEP	The Newcastle City Centre LEP was gazetted in February 2008 and establishes a new planning framework (including zoning controls, FSR and height controls) for the Newcastle City Centre (which includes the Honeysuckle Development precinct).
Newcastle DCP 2005	Provides prescriptive measures for development including: <ul style="list-style-type: none"> <li>■ Car parking rates;</li> <li>■ View corridors;</li> <li>■ Vehicle access management;</li> <li>■ Building scale, form and layout;</li> <li>■ Streetscape character and pedestrian amenity;</li> <li>■ Community safety;</li> <li>■ Traffic generation and management;</li> <li>■ Noise and vibration;</li> <li>■ Emissions to air and water;</li> <li>■ Waste management;</li> <li>■ Street network and subdivision layout;</li> </ul>

Instrument	Standard/Development Control
	<ul style="list-style-type: none"> <li>■ Appropriate Mix &amp; Distribution of Uses for Economic &amp; Social Compatibility;</li> <li>■ Flood Management;</li> <li>■ Landscaping; and</li> <li>■ Water Management.</li> </ul> <p>Section 6-3 – City Centre West</p> <p>Provides prescriptive measures for development within the Newcastle City Centre including:</p> <ul style="list-style-type: none"> <li>■ Street frontage height – maximum 25m;</li> <li>■ Above 25m buildings should be set back 6m;</li> <li>■ Maximum floor plate – 1,125sqm; and</li> <li>■ Maximum building depth – 25m.</li> </ul>
Newcastle Section 94A Plan	The Newcastle City Council Section 94A Developer Contributions Plan 2006 levies a developer contribution of 3% of the development cost (for developments costing more than \$250,000) within the Newcastle City Centre. A reduction in developer contributions will be sought for the embellishment of Cottage Creek Park.
Honeysuckle Public Domain Strategy	Provisions relating to: <ul style="list-style-type: none"> <li>■ Public domain;</li> <li>■ Honeysuckle Drive character; and</li> <li>■ Connectors and view corridors.</li> </ul>
Honeysuckle Energy Efficiency Guidelines	Sets mandatory and non-mandatory criteria for achieving energy efficiency in new commercial/mixed use buildings within the Honeysuckle Development precinct.
Social Impact Assessment Policy	Provisions relating to social considerations for development assessment. A full social impact statement is not required for the proposal.
Flood Policy	Provides more detailed and technical expression of the general flood risk management principles outlined in the associated Council documents.
Public Art Policy	Provides specifications and recommendations for the provision of public art within the Newcastle local government area (LGA).
Commercial Technical Manual	Commercial design guidelines.
Car Parking Technical Manual	Guidelines for access to and design of off-street car parking.
Landscaping Technical Manual	Guidelines for the design and assessment of landscaping component of a development.
Contaminated Land Management Technical Manual	Provides technical information relating to the use and development of land that is or may be contaminated.
Stormwater and Water Efficiency Technical Manual	Provides further information on stormwater and water management in conjunction with the relevant sections of the Newcastle DCP.
Waste Management Technical Manual	Provides detailed technical information for waste management including the storage, disposal and recycling of waste products.

## 4.2 Zoning Provisions and Key Planning Controls

### 4.2.1 Zoning Objectives and Permissible Uses

The gazettal of the City Centre LEP in February 2008 established a comprehensive zoning and development control framework for sites within the Newcastle City Centre which includes the Honeysuckle Development precinct. Under the City Centre LEP the site has been rezoned to B4 – Mixed Use. Commercial office and retail uses are permissible within the zone.

The objectives for the B4 zone are as follows:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To support the higher order Commercial Core zone, while providing for the daily needs of the Mixed Use zone.*
- *To encourage a diverse and compatible range of activities including:*
  - *commercial and retail development, and*
  - *cultural and entertainment facilities, and*
  - *tourism, leisure and recreation facilities, and*
  - *social, education and health services, and*
  - *higher density residential development.*
- *To allow development along the coastline to take advantage of and retain view corridors whilst avoiding a continuous built edge along the waterfront.*
- *To create opportunities to improve the public domain and pedestrian links within the Mixed Use zone.*
- *To protect and enhance the unique qualities and character of special areas within the Newcastle city centre.*

The adjoining part Lot 2 (Cottage Creek Park) is zoned RE1 – Public Recreation.

The objectives for the RE1 zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

A number of recreational and related uses are permitted in the zone including recreation areas, recreation facilities and restaurants.

## 4.2.2 Key Development Controls

### Height and Floor Space

The City Centre LEP establishes a maximum permissible FSR of 4:1 and a maximum building height<sup>1</sup> of 30m for the site. The current proposal is for a building accommodating some 13,000sqm of gross floor area (GFA) – a FSR of approximately 3.5:1 – and a maximum building height of 33m to the top of the plant. In accordance with Section 75J of the EP&A Act, the Minister, in deciding whether or not to approve the carrying out of a project can, but is not required to, consider the provisions of any environmental planning instrument. The maximum height limit under the Newcastle City Centre LEP does not strictly apply to the site and the minor non-compliance is considered appropriate. The plant room is the only part of the building that will exceed the maximum building height control. This element of the building occupies only a small proportion of the floor plate of the south tower and will not be readily visible from Honeysuckle Drive.

A visual design analysis will be submitted with the Environmental Assessment Report demonstrating how the proposed building height of the development is consistent in its context.

### Car Parking

The City Centre LEP sets a car parking rate of 1 car space per 60sqm GFA that is used for office premises. Approximately 190 parking spaces will be provided for the proposal, which will be slightly below the required amount. However, the reduced parking provision is considered appropriate given the site's location near a rail station. Furthermore, constraints on the site such as the high water table limit the ability to provide extensive underground parking. A Traffic and Parking Report will be submitted with the proposal.

### Newcastle DCP – City Centre West

The gazettal of the LEP was accompanied by the amendment to the Newcastle DCP to include additional controls applying to the City Centre which provide more detailed development controls for the land covered by the City Centre LEP.

Section 6.3 – City Centre West of the Newcastle DCP provides prescriptive measures for development on the site including:

- A maximum street frontage height of 25m.
- Setback requirements above the street frontage height.
- A maximum floor plate of 1,125sqm.
- A maximum building depth of 25m.
- 1 parking space per 60sqm floor area.

The proposal is consistent with all of the above controls apart from the maximum floor plate control. The south tower will have an approximate floor plate of 1150sqm, representing a minor exceedence of the control. However, the south tower acts as a barrier to the rail line and its associated noise and amenity impacts and the extended floor plate length is necessary to enable this barrier effect to occur. The minor exceedence of this control is not considered significant.

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<sup>1</sup> building height (or height of building) means the vertical distance between ground level existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

## 5.0 Approvals and Consultation

### 5.1 Department of Planning

Consultation with the Department of Planning took place on 27 February 2008 prior to submission of the request for the Ministers Declaration. Comments from the Department of Planning will be taken into account during the ongoing design development for the proposal.

### 5.2 Department of Water and Energy

Works within 40m of a waterbody is classified as a 'controlled activity' under the WMA Act for which concurrence from the Department of Water and Energy (DWE) is typically required. The proposed development includes the construction of a new commercial building within 40m of Cottage Creek, as well as landscaping works for the terraced area adjoining Cottage Creek. However, concurrence from the DWE for a 'controlled activity' is not required for Part 3A projects.

Consultation with senior officials from the DWE was undertaken on 28 March 2008. The project team for the 'Atrium on the Harbour' met with the DWE and described the proposed development. The following issues were raised by the DWE:

- Flood mitigation issues must be addressed;
- Licenses will be required (from the DWE) if the groundwater table is to be breached;
- Riparian values of creek bed to be retained where possible; and
- Native use of vegetation around the creek bed recommended.

These issues will be taken into account in the ongoing design development for the project and in preparing the Environmental Assessment Report.

### 5.3 Newcastle City Council

Consultation with Newcastle City Council took place on 28 March 2008. A brief description of the proposal was provided by the project team and Council officers provided comments on various elements of the proposal. Issues raised by Council will be taken into account. It is noted that Council raised no objection to the minor exceedence of the height control indicating that appropriately screened and integrated roof elements could be accommodated above the height limit provided no lettable floor area is provided above the height control.

The proposal to offset costs of landscaping and developing the adjoining part of Cottage Creek Park, and offset this cost against the required developer contributions, was discussed with Council. Council indicated its in principle support for this proposed offset.

## 5.4 Mine Subsidence Board

Approval from the Mine Subsidence Board (MSB) is required under Section 15 of the MSC Act for erection of a building in a Mine Subsidence District. This approval is an integrated approval for the purposes of Section 91 of the EP&A Act.

Consultation with senior officials from the MSB was undertaken on 1 May 2008. The project team for the 'Atrium on the Harbour' met with the MSB and provided a description of the proposed development including the extent of excavation proposed. MSB indicated its 'in principle' support for the proposal and advised it would provide conditional approval subject to provision of additional geotechnical information.

## 5.5 Rail Authority

The Infrastructure SEPP requires applications for development on sites immediately adjacent to rail corridors to be referred to the rail authority. Additionally, the SEPP requires concurrence from the rail authority for projects involving excavation of 2 metres or more within a rail corridor, or within 25 metres of a rail corridor. The Project Application for the new commercial development will be referred to the Rail Authority for concurrence and discussions with the Rail Authority will take place during the preparation of the Environmental Assessment Report.

## 5.6 Roads and Traffic Authority

The Infrastructure SEPP requires applications for commercial development over 10,000m<sup>2</sup> to be referred to the RTA. The Project Application for the new commercial development will be referred to the RTA and discussions with the RTA will take place during the preparation of the Environmental Assessment Report.

## 6.0 Preliminary Assessment

It is requested that the Director General issue the requirements for an environmental assessment to accompany a Project Application for the proposed development. The requirements will identify the key issues to be addressed, the level of assessment required in relation to these issues and any other requirements in accordance with the environmental assessment guidelines.

The information below has been prepared to assist the Director General in identifying the general requirements and key environmental issues associated with the project.

### 6.1 Compliance with Statutory Plans

The proposal will be generally compliant with relevant statutory policies. Relevant controls are examined in **Table 2** below.

**Table 2** – Key Development Controls

Control	
<b>City Centre LEP</b>	
Zoning	The site is zoned B4 – Mixed Use. Commercial and retail uses are permitted on the site.
FSR	The proposed development will have an FSR below the maximum permissible FSR of 4:1.
Building height	The proposed development will have a maximum building height of some 33m, 3m higher than the maximum of 30m permissible under the City Centre LEP. However, the maximum height limit is only exceeded for a small proportion of the building (where the plant room exceeds the height limit). The majority of the building is below the height limit and is consistent with the general height of development within the locality.
Car parking	1 space per 60sqm of GFA is required for office premises. Parking to provision on the site will be slightly under the required car parking rate (some 190 spaces are proposed). However, the reduction is considered appropriate given the site's location in proximity to a rail station.
Ecologically Sustainable Development (ESD)	The principles of ecologically sustainable development based on a 'whole of building' approach have been considered in the design of the development.
Design excellence	The Design Statement from Suters Architects will be provided with the Environmental Assessment Report demonstrating how the proposed development exhibits design excellence.

Control	
City Centre LEP	
Development in proximity to a rail corridor	Consultation with the Rail Authority in the preparation of the Environmental Assessment Report will ensure that practical mitigation measures for rail noise or vibration can be incorporated in the design of the proposal and that the proposed development will not have an adverse impact on existing rail infrastructure.
Development within the coastal zone	Consideration will be given to the Coastal Design Guidelines in the design of the development. The proposed development will not obstruct access to and along the coastal foreshore, and will contribute to the scenic and environmental quality of the coastal zone by allowing for a high quality development on currently vacant and degraded sites, as well as landscaping of part of Cottage Creek Park.
Development on flood prone land	The part of Cottage Creek Park immediately adjoining the site is identified as being located within the Cottage Creek floodway. Recommendations to mitigate against flooding impacts outlined in the Waterfront and Cottage Creek Flood Management Plan will be incorporated in the design of the proposal. See Section 6.2.3 below.

## 6.2 Key Environmental Impacts

The key environmental considerations associated with the proposed development are as follows.

### 6.2.1 Site Suitability

The site is located within the Cottage Creek precinct - an area of the Honeysuckle Development precinct that has been ear-marked for commercial and employment generating development – and has recently been rezoned for mixed use purposes under the City Centre LEP. The site has been remediated to a level appropriate for commercial and retail development.

### 6.2.2 Contaminated Land

Lot 22 remediation works were completed in early 2004. A Site Management Plan and Validation Report were prepared in April 2004. Upon validation of the remediation work, a Site Audit Statement was prepared and issued in June 2004 (attached at **Appendix D**) deeming that the site will be suitable for commercial/industrial use subject to capping of the site with a building slab or clean material.

### 6.2.3 Climate Change and Flood Management

The Waterfront and Cottage Creek Flood Management Plan (Flood Management Plan) prepared by Lawson and Treloar Pty Ltd and dated January 1999 (**Appendix E**) identifies the portion of the Cottage Creek Park adjoining the site as being part of the Cottage Creek Floodway. The following flood management measures (recommended in the Flood Management Plan) will be designed into the development to mitigate against the flood liable nature of the land:

- The ground floor level of the building will be elevated having regard to the 1 in 100yr flood level;
- The driveway access will be designed to be above the Probable Maximum Flood (PMF) level; and
- Pedestrian access to and from the basement level of the building will be above the PMF flood level.

A flood report will be prepared for the Project Application. The Waterfront and Cottage Creek Flood Management Plan takes into account the 'greenhouse' effect on flooding. This aspect will also be considered in the development-specific flood report.

### 6.2.4 Environmentally Sustainable Development

The City Centre LEP requires new development to demonstrate consistency with the principles of ESD. Additionally the Honeysuckle Energy Efficiency Guidelines provides non-statutory requirements for new commercial/mixed use buildings. Additionally, the proposed development is planned to be designed to achieve a minimum 5 Star Green star office design (v2) rating. An ESD report will be submitted with the Project Application demonstrating compliance with mandatory and non-mandatory ESD requirements.

### 6.2.5 Streetscape and Public Domain

The development of the adjoining Cottage Creek Park as part of the subject development will ensure that the proposal makes a positive contribution to the public domain. Relevant policies such as the Honeysuckle Public Domain Strategy and (if necessary) Council's Public Art Policy will be taken into account in the development of appropriate landscape treatment for the site ensuring its integration with Honeysuckle Drive and the Newcastle harbour foreshore.

Costs associated with the development of the portion of Cottage Creek Park may be addressed through a Planning Agreement to be negotiated with Newcastle City Council and the Department of Planning following approval of the Project Application.

Overshadowing from the proposed development will be concentrated to the south of the building over the rail line minimising any amenity impacts on Cottage Creek Park.

### 6.2.6 Developer Contributions

The proposed development will incorporate a landscaped park along Cottage Creek. The cost of embellishing the park will be sought as an offset against the extent of developer contributions to be paid to Council. A Planning Agreement may be entered into to enable this.

### 6.2.7 Visual Impact and Built Form

The site's location within the Coastal Zone and within proximity to the Newcastle Harbour has encouraged the design of the development to achieve a high level of Design Excellence. A Design Statement will be prepared by Suters Architect demonstrating how this is achieved.

### 6.2.8 Aboriginal Heritage

No excavation has taken place on the subject site and it is unclear whether the site would have any aboriginal significance. A search of the Aboriginal Heritage Information management System will be undertaken and submitted as part of the Environmental Assessment Report.

### 6.2.9 Reflectivity

A solar reflectivity report will be submitted with the Environmental Assessment Report which will demonstrate that the development will not have an adverse impact on the port activities and navigation in Newcastle Harbour.

### 6.2.10 Water Management

Consistency with relevant stormwater design guidelines will be demonstrated in Environmental Assessment Report which will be accompanied by a stormwater report and/or stormwater plans.

### 6.2.11 Geotechnical

A Geotechnical Report will be submitted with the Environmental Assessment Report and will address any issues raised by the Mine Subsidence Board.

### 6.2.12 Hazardous Materials

As the site accommodates fill from other sites within the Honeysuckle Development precinct a hazardous materials report will be submitted with the Environmental Assessment Report to determine that the site will be suitable for the proposed development.

### 6.2.13 Noise and Vibration

A Noise and Vibration Report will be submitted with the Environmental Assessment Report which will address noise and vibration issues associated with the development and any necessary structural requirements for the building necessitated by its proximity to the rail line.

## 7.0 Conclusion

The information contained in this preliminary assessment is to assist the Director General in determining the level and scope of any requirements for an environmental assessment to accompany the lodgement of a Project Application under Part 3A of the EP&A Act for a new commercial development within the Honeysuckle Development Precinct.

The proposed development is a permissible development within the location and is consistent with the vision for the location, providing a mix of employment generating activities. It is consistent with the relevant planning controls.

Having regard to the above and in accordance with provisions in Part 3A of the EP&A Act, it is requested The Director General prepare and issue the Environmental Assessment Requirements as to the level and scope of the necessary documentation and assessment for the preparation of an Environmental Assessment.