



NSW GOVERNMENT  
**Department of Planning**

Kim Bauer  
C/- JBA Urban Planning Consultants  
Level 7, 77 Berry Street  
NORTH SYDNEY NSW 2060

Contact: Kathryn Myles  
Phone: (02) 9228 6343  
Fax: (02) 9228 6540  
Email: [kathryn.myles@planning.nsw.gov.au](mailto:kathryn.myles@planning.nsw.gov.au)

Our ref: MP 08\_0048  
Your ref:  
File: S08/00405

Dear Kim,

**DIRECTOR GENERAL'S REQUIREMENTS FOR MIXED USE DEVELOPMENT AT LOT 22 DP 1072217 AND LANDSCAPING OF PART LOT 2 DP 1113281, HONEYSUCKLE DRIVE, NEWCASTLE (MP 08\_0048).**

Thankyou for your request for Director-General's Environmental Assessment Requirements (DGRs) for the above project.

The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies.

Under Section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least 2 weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Kathryn Myles by phone at (02) 9228 6343 or via e-mail at [kathryn.myles@planning.nsw.gov.au](mailto:kathryn.myles@planning.nsw.gov.au).

Yours sincerely

Jason Perica *27/6/08*  
**Executive Director**  
**Strategic Sites and Urban Renewal**  
(as delegate for the Director General)



# Director-General's Requirements

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

Application #	08_0048
Project	<p>Project Application for a mixed use development comprising:</p> <ul style="list-style-type: none"> <li>• Lot 22 DP 1072217: <ul style="list-style-type: none"> <li>- 7-storey Commercial Building incorporating: <ul style="list-style-type: none"> <li>- Ancillary ground-floor retail premises;</li> <li>- 1 level of basement parking; and</li> <li>- 2 levels of podium-level parking.</li> </ul> </li> </ul> </li> <li>• Part Lot 2 DP 1113281: <ul style="list-style-type: none"> <li>- Landscaping.</li> </ul> </li> </ul>
Location	Lot 22, DP 1072217 and Part Lot 2, DP 1113281 – Lot 22 Honeysuckle Drive, Newcastle.
Proponent	Lot 22 Honeysuckle Drive Development Management Pty Ltd
Date Issued	<p><b>27/6/08</b></p> <p>(If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the Environmental Assessment.)</p>
Key Issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <p><b>1. Relevant Environmental Planning Instruments (EPI's), Plans and Guidelines to Address</b></p> <p>Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:</p> <ul style="list-style-type: none"> <li>• SEPP (Infrastructure) 2007;</li> <li>• SEPP No.55 – Remediation of Contaminated Sites;</li> <li>• Draft SEPP No.66 – Integration of Land Use and Transport;</li> <li>• Dept. of Planning Guideline: <i>Crime prevention and Assessment of Development Applications 2001</i> – 'Safer by Design' principles;</li> <li>• Lower Hunter Regional Strategy 2006;</li> <li>• Honeysuckle Public Domain Strategy;</li> <li>• Honeysuckle Development Corporation Environmental/Energy Efficiency Measures for New Commercial/Mixed Use Buildings;</li> <li>• Newcastle City Centre Local Environmental Plan 2008; and</li> <li>• Newcastle Development Control Plan 2005 as amended by inclusion of Section 6.3 – City Centre West in 2008.</li> </ul> <p>Address the nature and extent of any non-compliance with relevant EPI's, Plans and Guidelines and justify any non-compliance.</p> <p><b>2. Built Form / Design / Visual Impacts</b></p> <p>The EA shall demonstrate that the proposal is of a high standard of architectural and urban design which addresses:</p> <ul style="list-style-type: none"> <li>• Height, bulk and scale of the proposal within the context of the locality and adjoining building;</li> <li>• Design quality with specific consideration of the façade, massing, setbacks, proportions to openings, building articulation, materials and colours and amenity;</li> <li>• Measures to address above ground parking (prefer active uses to street frontage);</li> <li>• Visual impacts of the proposal when viewed from the street frontages, city centre, nearby foreshore areas, waterways and significant view corridors along Honeysuckle Drive;</li> <li>• The advice of the Hunter Development Corporation's Design Review Panel;</li> <li>• The development's interface with the public domain;</li> <li>• Solar access, acoustic privacy and wind impacts and achieve a high level of environmental</li> </ul>

**Key Issues  
(Continued)**

- amenity;
  - Provide detailed explanation of the proposed building uses including description, hours of operation, number of staff, and number of clients visiting each component of the facility; and
- 3. Car parking / Traffic Impacts (Construction and Operational)**
- The EA shall provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road/intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;
  - Demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines; and
  - Demonstrate that the closure of Worth Place and/or Honeysuckle Drive will not be required during construction.
- 4. Ecologically Sustainable Development (ESD)**
- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including water, energy use, waste minimisation and recycling strategies; and
  - Demonstrate that the commercial office building will achieve a 4.5 Star NABERS Energy Rating.
- 5. Stormwater / Flooding**
- The EA is to address drainage issues associated with the development/site, including stormwater, drainage infrastructure and, where relevant, incorporation of Water Sensitive Urban Design measures; and
  - The site is identified as flood liable land. The EA must review and address existing flood models and reports and the Council's Floodplain Risk Management Plans. The proposed design must minimise flood and associated risks.
- 6. Utilities**
- In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.
  - Address the impacts of the development on the adjacent rail infrastructure.
- 7. Staging**
- The EA must provide details regarding the staging of the proposed development (if proposed).
- 8. Contributions**
- The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.
  - If a Voluntary Planning Agreement is proposed, provide the scope and justification of the agreement between the Proponent, Council and other Agencies.
- 9. Consultation**
- Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*, with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners.
- 10. Mine Subsidence**
- Carry out a Geotechnical Investigation and Report (prepared by a recognised professional, and in consultation with the Mine Subsidence Board), detailing the suitability of the site to support the proposal given existing mine workings addressing:
- Location, condition and risk of subsidence from mine workings (geotechnical failure) affecting the

<b>Key Issues (Continued)</b>	<p>proposal; and</p> <ul style="list-style-type: none"> <li>• Identify design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons, such as grouting; and</li> <li>• Removal of any risk of mine subsidence by a suitable means.</li> <li>• The Geotechnical investigation is to confirm the depth of the coal seam, height of workings, floor conditions and thickness of competent rock, as well as details of the pillar dimensions used in any analysis; and</li> <li>• The Geotechnical investigation must include a sufficient number of boreholes to the floor of the seam and numerical modelling/sensitivity analysis to demonstrate the appropriateness of the strata to support the development given the mine workings.</li> <li>• Geotechnical investigations must confirm that the workings are long term stable and there is no risk of mine subsidence affecting the site.</li> </ul> <p><b>11. Landscaping</b></p> <ul style="list-style-type: none"> <li>• Prepare a comprehensive Landscape Plan, illustrating treatment of open space areas on the site, including Part Lot 2 in DP 1113281. The Landscape Plan is to incorporate: <ul style="list-style-type: none"> <li>– Screen planting along common boundaries; and</li> <li>– Tree protection measures both on and off the site.</li> </ul> </li> </ul>
<b>Deemed Refusal Period</b>	60 days



## Attachment 1:

# Plans and Documents to accompany the Application

<b>General</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. Landowners' consent for all properties within the development site where work is proposed;</li> <li>3. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;</li> <li>4. A thorough description of the proposed development;</li> <li>5. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>6. 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;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>8. A Design Statement prepared by a registered Architect;</li> <li>9. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the MP SEPP);</li> <li>10. The plans and documents outlined below; and</li> <li>11. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.</li> </ol>
<b>Plans and Documents</b>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. An <b>existing site survey plan</b> drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> <li>• The location of the land, boundary measurements, area (m<sup>2</sup>) and north point;</li> <li>• The existing levels of the land in relation to buildings and roads;</li> <li>• The location and height of existing structures on the site;</li> <li>• The location and height of adjacent buildings and private open space; and</li> <li>• All levels to be to Australian Height Datum.</li> </ul> </li> <li>2. A <b>Site Analysis Plan</b> must be provided which identifies existing natural elements of the site (including all hazards and constraints), as follows: <ul style="list-style-type: none"> <li>• Existing vegetation;</li> <li>• Geotechnical conditions;</li> <li>• Footpath crossing levels and alignments;</li> <li>• Existing pedestrian and vehicular access points and other facilities;</li> <li>• Slope and topography;</li> <li>• Utility services;</li> <li>• Boundaries;</li> <li>• Orientation;</li> <li>• View corridors; and</li> <li>• All structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).</li> </ul> </li> <li>3. A <b>Locality / Context Plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• Significant local features such as parks, community facilities and open space and heritage items;</li> <li>• The location and uses of existing buildings, shopping and employment areas;</li> <li>• Traffic and road patterns, pedestrian routes and public transport nodes; and</li> <li>• 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.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating:</li> </ol>

	<ul style="list-style-type: none"> <li>• The location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;</li> <li>• The location of the CBD Rail Link in relation to the land;</li> <li>• Detailed floor plans, sections and elevations of the proposed building;</li> <li>• Elevations and sections;</li> <li>• Fenestrations, balconies and other features;</li> <li>• Accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>• The height (AHD) of the proposed development in relation to the land, to top of building and top of plant;</li> <li>• The level of the lowest floor, the level of any unbuilt area and the level of the ground; and</li> <li>• Any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>5. <b>A Materials and Finishes Board (external)</b> providing details of the external building materials and colours proposed.</p> <p>6. <b>Other plans and documents:</b></p> <ul style="list-style-type: none"> <li>• <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management;</li> <li>• <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</li> <li>• <b>Transport and Accessibility Report</b> – determining the likely transport needs of the future operations of the proposed development and the capacity of the existing transport services to meet the demand;</li> <li>• <b>View Analysis</b> – visual aids including a photomontage must be used to demonstrate visual impacts of the proposed development in particular having regard to the architecture, materials, finishes and colours, siting, bulk and scale relationships from key areas;</li> <li>• <b>Shadow Diagrams</b> – showing solar access to the site and adjacent properties at winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm;</li> <li>• <b>Flood Impact Assessment Report;</b></li> <li>• <b>Noise and Vibration Management Report;</b></li> <li>• <b>Hazardous Materials Report; and</b></li> <li>• <b>Construction Management Plan.</b></li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>• 12 hard copies of the EA (once the EA has been determined adequate);</li> <li>• 12 sets of architectural and landscape plans to scale, including 1 set at A3 size (to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on <b>CD-ROM</b> (PDF format), not exceeding 5Mb in size.</li> </ul>