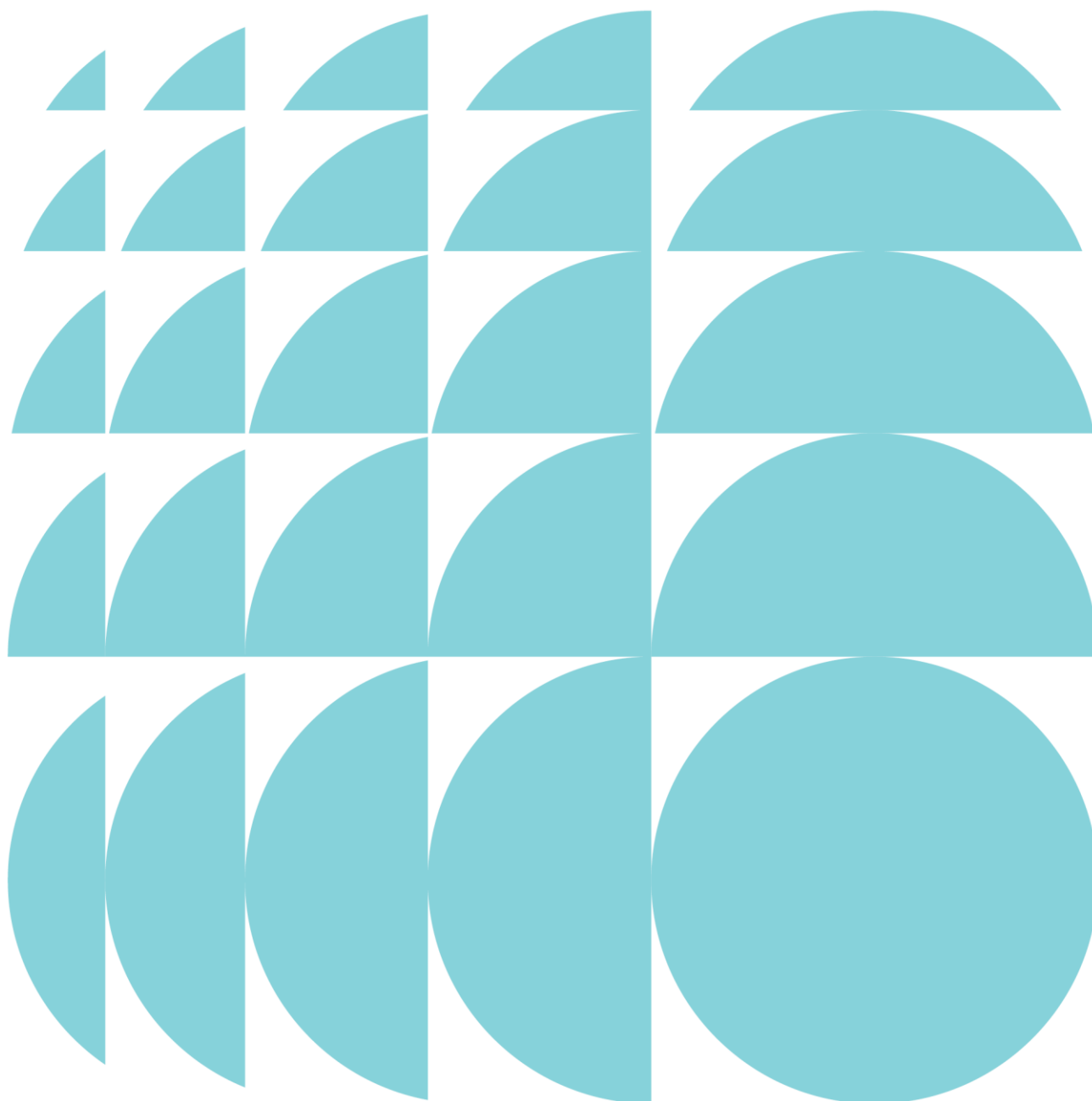


Statement of Environmental Effects

16 Honeysuckle Drive, Newcastle
Site Preparation Works

Submitted to Newcastle City Council
On behalf of University of Newcastle

8 March 2019 | 218153



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- I** Detailed Site Investigation
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- J** Acid Sulphate Management Plan
Coffey
- K** Dewatering Management Plan
Coffey
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Curio Projects
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Coffey
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1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Newcastle City Council in support of a Development Application (DA) for site preparation works at 16 Honeysuckle Drive, Newcastle.

The project includes the carrying out of a range of site preparation works, including:

- Extension of the existing watermain on Worth Place;
- Construction of a gravity sewer main along Wright Lane;
- Installation of a kiosk substation and re-routing of existing Ausgrid High Voltage cables to the kiosk substation;
- Installation of Low Voltage (LV) cables, conduits and pits from:
 - Kiosk substation to Ausgrid Pillar;
 - Kiosk substation to future Building A1;
- Installation of NBN cable, conduits and pits from existing cable pit on Honeysuckle Drive to future Building A1;
- Installation of private communication network cable, conduits and pits;
- Bulk earthworks within Site 1, to achieve minimum flood floor levels; and
- Remediation of land (Category 2).

This SEE has been prepared by Ethos Urban on behalf of the University of Newcastle (the University) and is based on the supporting technical information appended to the report (see Table of Contents). This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

Staging and Future Planning Pathway

State Significant Development Application (SSD 18_9262) seeks Concept Plan approval for the expansion of the University's Honeysuckle City Campus which is located on a series of connected lots between Honeysuckle Drive and Civic Lane.

The development of the Honeysuckle City Campus in the heart of Newcastle forms part of the University's NeW Futures Strategic Plan (2016-2025), which promotes a long-term vision of delivering new modes of education focused around a compact campus setting in a central location. This is consistent with the University's broader strategy of attracting the best students and academic staff and promoting their national and global presence in education, research and innovation.

Indicatively, the vision for the Honeysuckle City Campus will be realised in four stages, as detailed in **Table 1**. As shown in **Figure 1**, Building A1 has been identified as the first stage of the development, located in a visually prominent position on the corner of Honeysuckle Drive and Worth Place. Building A1 will accommodate the University's School of Creative Industries (SOCl) and an 'Innovation Hub'. Building B, which is proposed to be developed for student accommodation, would follow Building A1. Beyond this, Stages 2-4 will be developed for academic and ancillary purposes in accordance with the requirements of University.

Table 1 Summary of staging

Stage	Building	Site
Stage 1	Stage 1A	A1
	Stage 1B	B
Stage 2	A2	Site 1
Stage 3	C	Site 1
Stage 4	D, E, F	Site 2 & 3



Figure 1 Indicative staging of the Honeysuckle City Campus

Source: Cox Architecture

SSD 18_9262 is currently in the final stages of assessment by the Department of Planning & Environment (DPE).

The site preparation works detailed above will provide the service infrastructure and topographical/surface conditions required to allow future development of the campus to occur. Approval of this application in a timely manner is critical for the University’s delivery program to allow for building works for Stage 1A to commence by June 2019 (subject to future, separate approval).

The University has also submitted a separate DA to Council which seeks approval for ground stabilisation works (grouting) to mitigate the potential risk of mine subsidence at the site. It is noted that the stabilisation works proposed under a separate DA and the early works proposed under this DA are general in nature and would be required prior to any development occurring on the site (whether for the University or not).

Pre-DA Meeting

On 14 June 2018, a pre-DA meeting was held with Newcastle City Council staff regarding the proposed early works (Reference Number: PR2018/00049). The feedback provided by Council in this meeting has been incorporated into the proposal where appropriate and all matters raised have been addressed in this SEE and/or in the relevant technical reports attached.

1.2 Crown Development

Clause 226(1) of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) provides that development carried out by a public authority (not being a Council) is a Crown development. The University as the applicant is listed as an Australian University under Schedule 1 of the *Higher Education Act 2001* and therefore the proposal is a Crown application for the purposes of Division 4 of the EP&A Act.

Section 4.33 of the EP&A Act sets out special provisions for Crown developments which include:

- A consent authority cannot refuse the DA (except with the approval of the Minister for Planning);
- The applicant has the opportunity to review the draft conditions; and
- A consent authority cannot impose conditions of consent without the applicant's agreement.

If the consent authority fails to determine the application within the prescribed period, the application may be referred to the Hunter and Central Coast Joint Regional Planning Panel for approval.

In addition, pursuant to Section 4.44 (2) of the EP&A Act, the DA is not Integrated Development.

2.0 Site Analysis

2.1 Site Location and Context

The proposed Honeysuckle City Campus is located within the Newcastle City Council LGA at 16 Honeysuckle Drive, Newcastle. The proposed Honeysuckle City Campus is located on a series of connected sites between Honeysuckle Drive and Civic Lane, acquired from the Hunter and Central Coast Development Corporation (HCCDC).

Located within the wider Honeysuckle Precinct, the site is strategically positioned in the geographic heart of the Newcastle CBD. This area is experiencing a process of revitalisation, with a number of major commercial and residential developments having been completed recently.

The site is also located in close proximity to the Newcastle Light Rail, which is now operational. With stops at Honeysuckle and Civic, the Newcastle Light Rail improves transport connectivity to the site and the broader area. The Hunter River is located north of the site, while the Civic Precinct of Newcastle and the iconic NeW Space building sit just to the southeast. The site's locational context is shown at **Figure 2**.

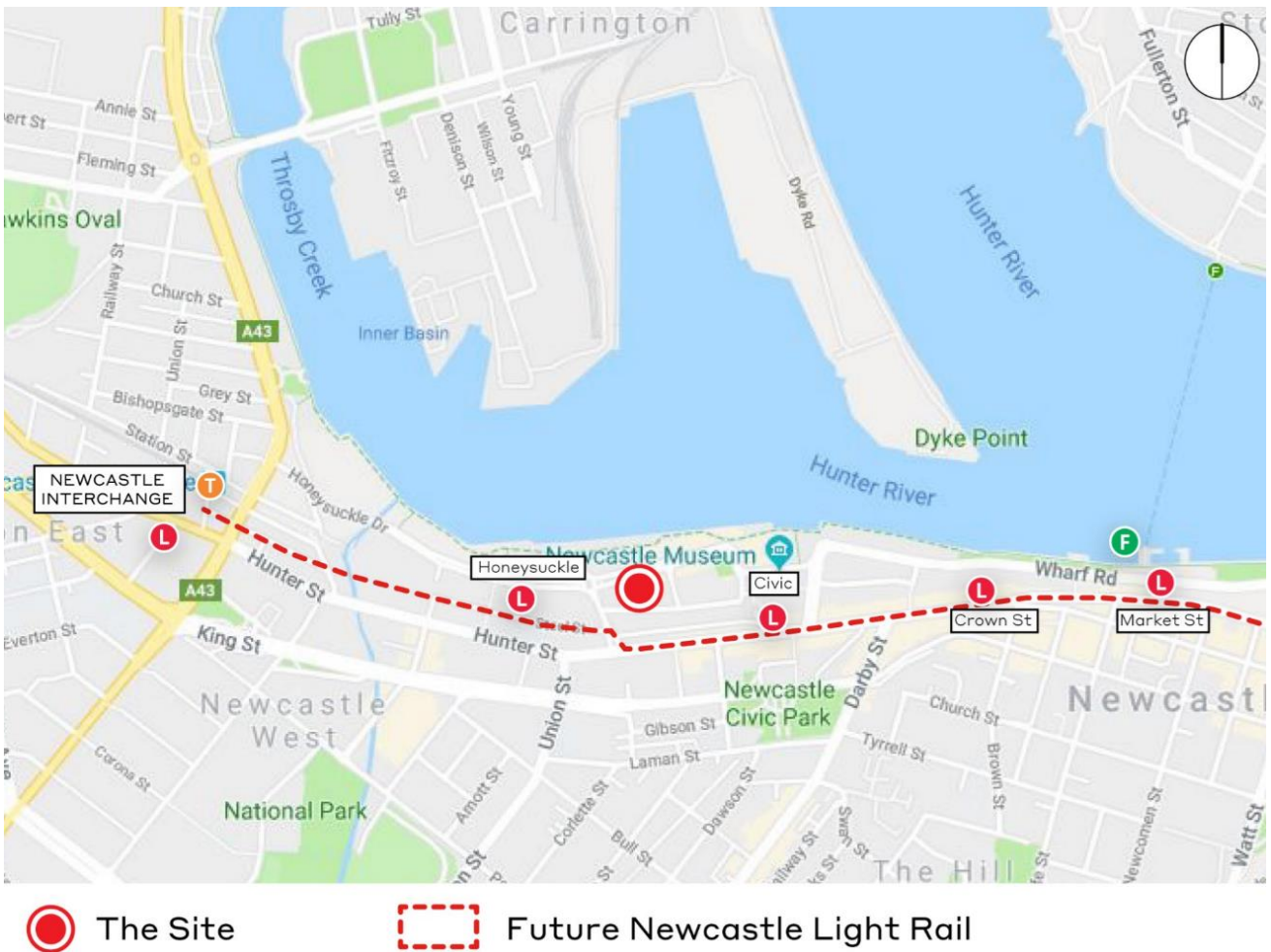


Figure 2 Location plan

Source: Ethos Urban

2.2 Site Description

The total precinct comprises three parcels of land within Honeysuckle identified as Sites 1, 2 and 3 in **Figure 3**. The site has an overall area of 20,412m² and comprises an undeveloped parcel of land currently used for the temporary storage of construction materials at Site 1 and an at-grade car park and former heavy rail line across Sites 2 and 3. The site does not contain any buildings or significant vegetation.

The site is legally described as:

- Lots 1, 2 and 3 in DP 1163346 (Site 1);
- Lot 21 in DP 1165985 (part Sites 2 and 3); and
- Part Lot 2 in DP 1226145 (part Sites 2 and 3).

It is noted that the proposed works extend in to areas of the surrounding public domain, including Worth Place, which do not currently form part of the University of Newcastle’s Honeysuckle Campus site.

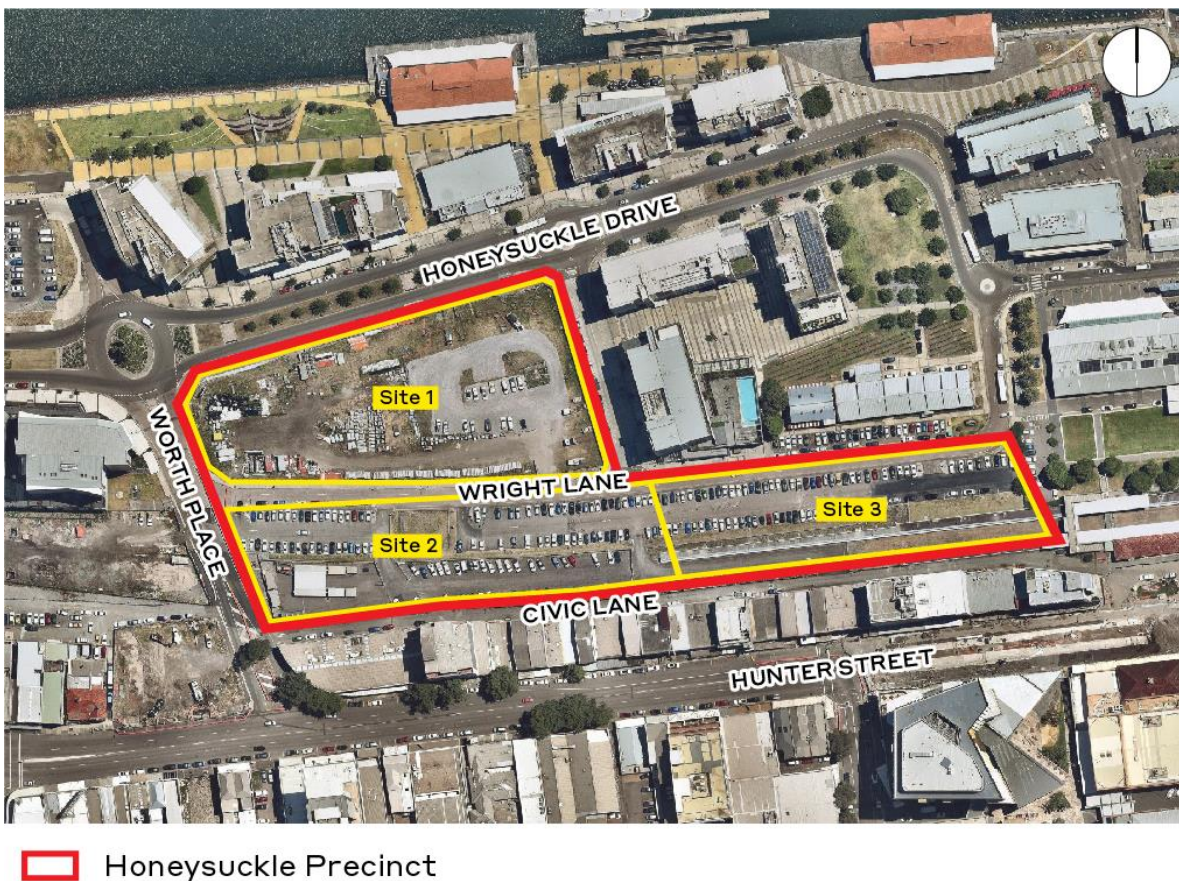


Figure 3 Site Aerial
 Source: Nearmap + Ethos Urban

Topography

Topographically, the site is situated in a flat, low-lying area of reclaimed tidal flats associated with the lower Hunter River estuary. The area has been filled using dredged sand with the former Lee Wharf Harbour less than 100m to the north.

The three sites are generally flat, with the current RL of the site ranging between 2.0m and 2.5m with grades of approximately 2%. A survey detailing the contours and slope of the site has been prepared by Monteath and Powys and is included at **Appendix A**.

Heritage

Although the site does not contain any local or State listed heritage items, Sites 2 and 3 are situated within a general heritage conservation area under the *Newcastle Local Environmental Plan 2012* (NLEP 2012). Despite not being listed in the LEP as a heritage item, the remnants of a locomotive turntable dating from between 1856-1895 and associated with the former Honeysuckle Station are located on the site and are considered to be of archaeological significance.

The site is in proximity to a number of listed State and local heritage items (refer to **Figure 4**), including the Civic Railway Workshops Group (Local Heritage Item #I479 and SHR #00956), Civic Railway Station Group, and Civic Theatre (Local Heritage Item #I418 and SHR #01883).

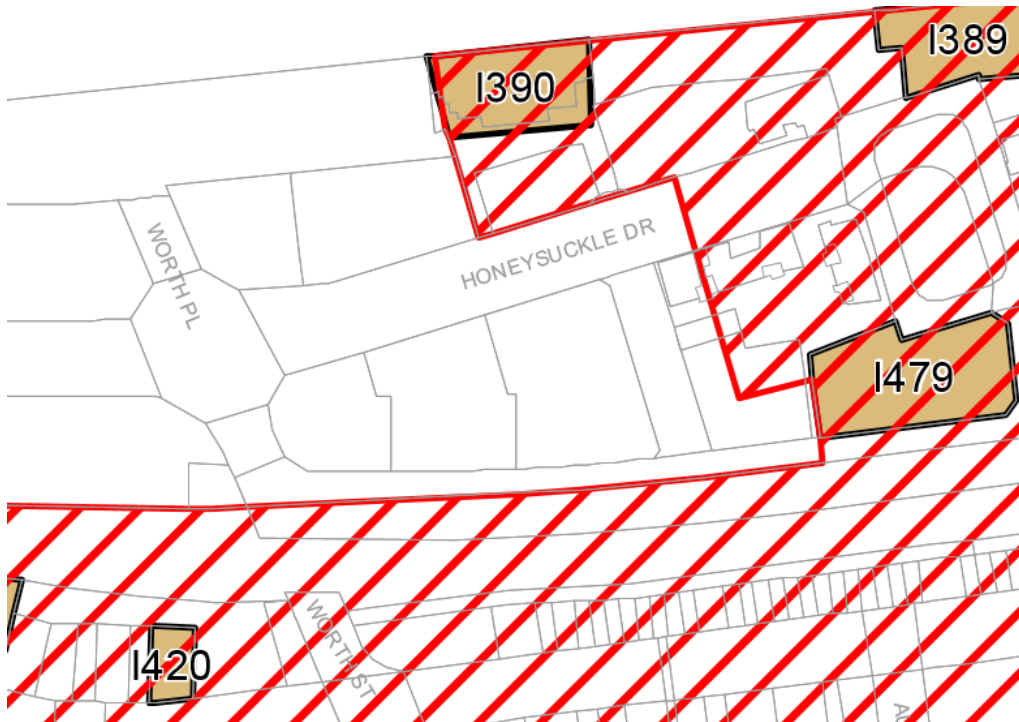


Figure 4 Extract of LEP Heritage Map

Source: Newcastle LEP 2012

The study area is also potentially of Aboriginal cultural heritage significance (tangible and intangible Aboriginal cultural heritage values), as it is considered that there is a moderate potential for Aboriginal objects (shell material, stone objects) to be located in a highly disturbed context within Site 1.

Access and Parking

Pedestrian access to Site 1 is currently restricted by wire fencing (refer to **Figure 5**). Site 2 and Site 3 are accessible from Wright Lane. Permanent pedestrian and vehicular access will be determined as part of the future redevelopment of the site. The site has substantial frontages to Honeysuckle Drive, Worth Place and Wright Lane, with ample opportunity for access during the proposed early works.



Figure 5 View of existing development on Sites 1, 2 and 3

2.3 Surrounding Development

The Honeysuckle Precinct has undergone steady development over the last two decades, with the HCCDC overseeing a number of major projects in close proximity to the site. Land to the north of the site is predominantly residential, with mixed use and commercial to the south. The surrounding land uses of the site are depicted at **Figure 6**.



Figure 6 Surrounding land uses

Source: Cox Architecture

To the North

To the north of the site, beyond Honeysuckle Drive, is a series of predominantly high-density shop top housing developments of up to seven storeys, with some commercial and tourism uses between. The Honeysuckle Hotel is located beyond this, on the edge of the Hunter River.

To the East

Immediately to the east of the site, across Settlement Lane, are three mixed-use buildings ranging between eight and nine storeys. These buildings front on to both Settlement Lane and Honeysuckle Drive and incorporate retail and commercial tenancies on the ground floor.

Further to the east, along Workshop Way, are a number of heritage listed former railway workshops which have been restored and adapted. They currently accommodate a combination of commercial and tourism uses, most notably the Newcastle Museum.

To the South

Civic Lane forms the southern alignment of the site, running in an east-west direction parallel to Hunter Street and intersecting with Worth Place to the west. Commercial and residential development of between two and seven storeys is located beyond Civic Lane, fronting exclusively on to Hunter Street. Civic Lane provides service access for the tenancies along Hunter Street, where the Newcastle Light Rail is located.

The area immediately beyond Hunter Street is predominately characterised by a mix of commercial, residential, and educational development, including the University of Newcastle's recently completed NeW Space building.

To the West

To the west the site is bordered by Worth Place, which runs in a north-south direction. As part of the construction of the Newcastle Light Rail, Worth Place was connected to Hunter Street, providing a valuable pedestrian and vehicular link to Honeysuckle Drive. Multistorey residential and commercial development of up to nine storeys is located beyond Worth Place, fronting along Honeysuckle Drive.



View of residential and commercial development to the west along Honeysuckle Drive (left image); View of mixed use development to the east (right image).

Figure 7 View of existing developments to the west and east of the site



View of the undeveloped site and residential development to the north along Honeysuckle Drive (left image); View of mixed use development bordering Civic Lane and Hunter Street to the south (right image).

Figure 8 View of existing developments to the north and south of the site

3.0 Description of Proposed Development

This application seeks approval for the following development:

- Extension of the existing watermain on Worth Place;
- Construction of a gravity sewer main along Wright Lane;
- Installation of a kiosk substation and re-routing of existing Ausgrid High Voltage cables to the kiosk substation;
- Installation of Low Voltage (LV) cables, conduits and pits from:
 - Kiosk substation to Ausgrid Pillar;
 - Kiosk substation to future Building A1;
- Installation of NBN cable, conduits and pits from existing cable pit on Honeysuckle Drive to future Building A1;
- Installation of private communication network cable, conduits and pits;
- Bulk earthworks within Site 1, to achieve minimum flood floor levels; and
- Remediation of land (Category 2).

The proposed works are described in greater detail below.

3.1 Bulk Earthworks

The proposed bulk excavation works are limited to Site 1, where site levels range from between 2.0m and 2.5m AHD. Accordingly, filling will be required to achieve the prescribed minimum flood floor level of 2.8m AHD. In summary, bulk excavations for Site 1 will involve the following:

- Stripping the existing topsoil layer to a nominal depth of 200mm. This will create approximately 1,700m³ of topsoil, which will be stockpiled on site during construction;
- Importation of approximately 3,650m³ of soil to fill Site 1 to the required flood floor level; and
- Respreading stockpiled topsoil across the remainder of the site, outside of the Building A1 footprint.

Additional details regarding the bulk earthworks are detailed in the HCCD Enabling Works Report (Civil, Water & Sewer) prepared by Northrop Consulting Engineers (**Appendix B**).

3.2 Upgrade to Infrastructure and Services

Water

The proposed works include the construction of a new 150mm water main along Worth Place and a portion of Wright Lane. The proposed water main will replace and extend the existing 100mm water main along Worth Place, connecting with the existing water mains located on Honeysuckle Drive and the southern part of Worth Place. It will provide connections to service Building A1 and Building B, while allowing for future extension along Wright Lane.

The proposed works and associated drawings are depicted in the HCCD Enabling Works Report (Civil, Water & Sewer) prepared by Northrop Consulting Engineers (**Appendix B**).

Sewerage

The proposed works include the construction of a gravity sewer main along Wright Lane, which will connect to the existing 300mm sewer main on Worth Place. The new gravity sewer main, which is to be at a depth of between 1.5m to 4.5m deep, will provide connections to service Building A1 and Building B. A capped end will allow for future extension of the sewer main along Wright Lane, as required by future stages of the Honeysuckle City Campus. The proposed sewerage works are shown in **Figure 9** below.

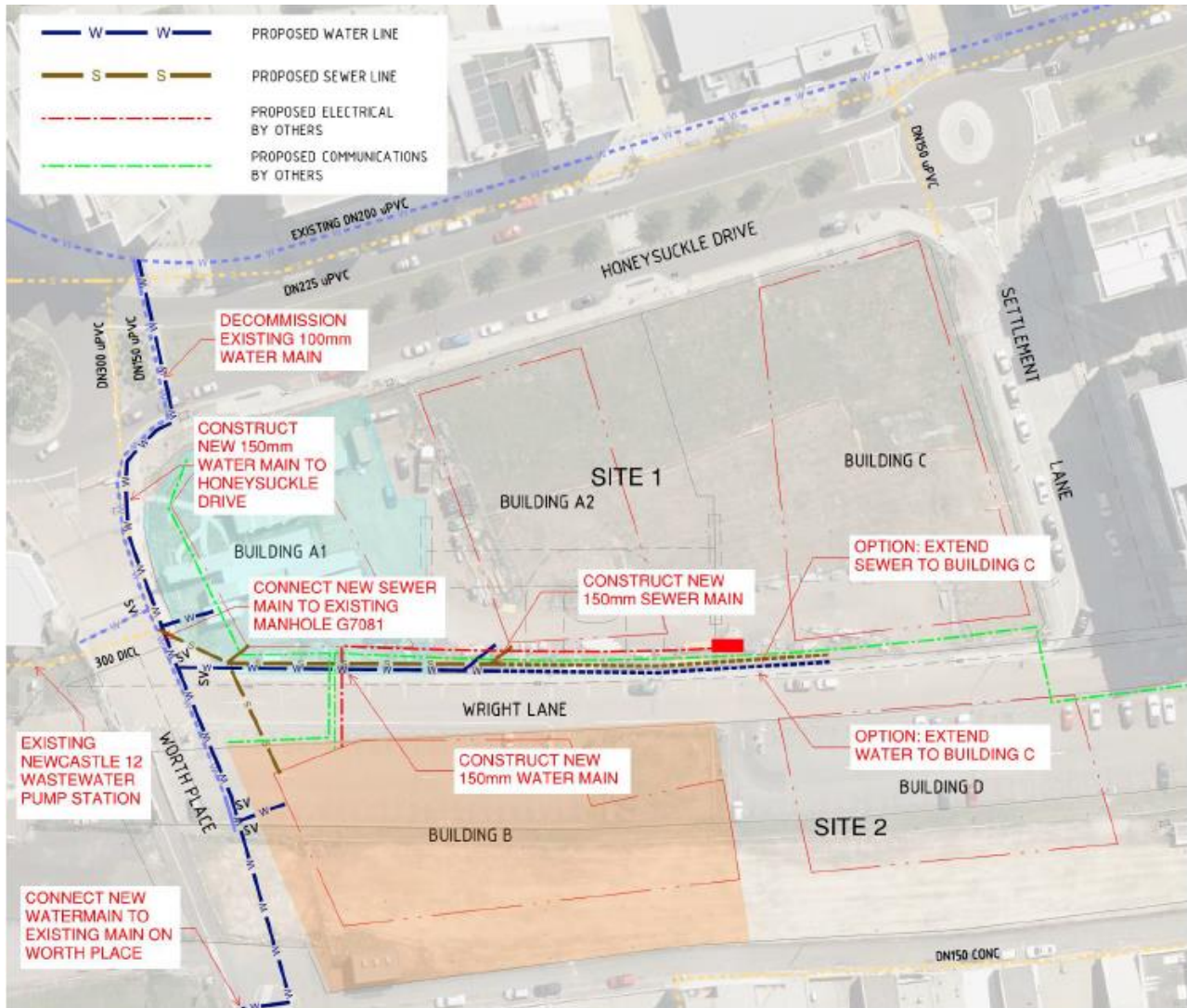


Figure 9 Site sewerage and water works

Source: GHD

Electrical and Communications

In order to support Stage 1 of the future Honeysuckle City Campus, electrical and communication infrastructure is required to be upgraded. The existing Ausgrid and NBN networks have the capacity to service the site, with no augmentation work expected by Ausgrid or NBN. The proposed electrical and communication works include:

- Installation of a new 1.5 MVA kiosk substation;
- Re-routing of existing Ausgrid High Voltage cables to the kiosk substation;
- Installation of Low Voltage cables, conduits and pits from:
 - Kiosk substation to Ausgrid Pillar;
 - Kiosk substation to future Building A1;

- Installation of NBN cable, conduits and pits from the existing cable pit on Honeysuckle Drive to future Building A1; and
- Installation of private communication network cable, conduits and pits.

The proposed electrical and communication works are detailed in the HCCD Enabling Works Report (Electrical and Communication) report prepared by GHD (**Appendix C**) and shown in **Figure 10** below.

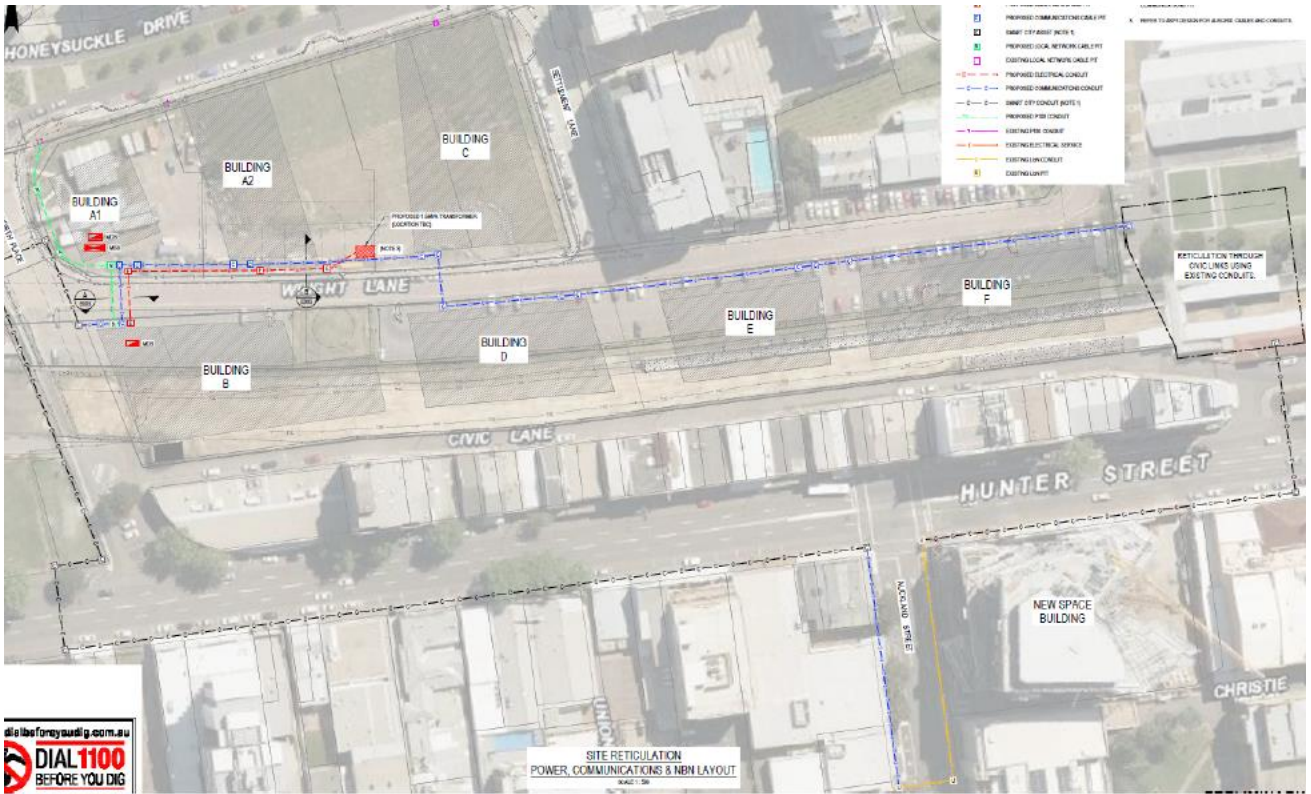


Figure 10 Site reticulation, power, communications and NBN layout

Source: GHD

4.0 Assessment of Environmental Impacts

This section considers the planning issues relevant to the proposed development and provides an assessment of the relevant matters prescribed in Section 4.15(1) of the EP&A Act.

4.1 Environmental Planning Instruments

The DA's consistency and compliance with the relevant statutory plans and policies is located in **Table 2** below.

Table 2 Summary of consistency with key statutory plans and policies

Plan	Comments	
Strategic Plans Instruments		
SEPP 55 Remediation of Land	As discussed in Section 4.4 , a RAP has been prepared to address identified areas of contamination at the site in order to meet the requirements of SEPP 55.	
SEPP (Coastal Management)	The site is located within a 'Coastal Environmental Area' and 'Coastal Use Area' under the SEPP. As such, an assessment of the relevant provisions for land within these areas is provided below.	
	Division 3 Coastal Environment Area	The site is located within a dense CBD environment and is not located immediately adjacent the waterfront. The proposed enabling works will not adversely impact: <ul style="list-style-type: none"> the biophysical, hydrological and ecological environment; coastal environmental values or processes; the water quality of a marine estate; marine vegetation or fauna; public open space or access to the foreshore; Aboriginal cultural heritage (refer Section 4.3); or the use of the surf zone.
	Division 4 Coastal Use Area	For the same reasons as above, the proposed enabling works will not adversely impact on: <ul style="list-style-type: none"> access to the foreshore; overshadowing, wind funnelling and loss of views from public places; the visual amenity and scenic qualities of the coast; Aboriginal cultural heritage (refer to Section 4.3); cultural and built heritage (refer to Section 4.3); and the scale and bulk of the development in relation to the surrounding coastal and built environment.
Local Planning Instruments and Controls		
Newcastle Local Environmental Plan 2012	Zoning	All of the site is zoned B4 Mixed Use under the LEP. The B4 zone permits any use that is not specifically prohibited under the land use table. The proposed early works are not prohibited and are therefore permitted with consent in this zone.
	Clause 5.10 – Heritage	Refer to Section 4.3 below.
	Clause 6.1 Acid Sulfate Soils	The site is identified as containing Class 1 and 3 Acid Sulfate Soil on Council's Acid Sulfate Soils Map. Accordingly, an Acid Sulfate Management Plan (Appendix J) has been prepared by Coffey to outline management principles and procedures to implement in the event that suspected acid sulfate soils are encountered during construction.
	Clause 6.2 Earthworks	The proposed earthworks are consistent with the provisions of the Newcastle LEP in that they will not have a detrimental impact on environmental functions and

Plan	Comments
	processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
Part 7 Additional Local Provision – Newcastle City Centre	<p>The proposal is consistent with the objectives of the Newcastle City Centre as the works will facilitate the future redevelopment of the site for uses that will contribute to:</p> <ul style="list-style-type: none"> • promoting the economic revitalisation of the Newcastle City Centre; • strengthening the regional position of Newcastle City Centre as a multi-functional and innovative centre that encourages employment and economic growth; • protecting and enhancing the positive characteristics, vitality, identity, diversity and sustainability of Newcastle City Centre, and the quality of life of its local population; • promoting the employment, residential, recreational and tourism opportunities in Newcastle City Centre; • facilitating the development of building design excellence appropriate to a regional city; • encouraging responsible management, development and conservation of natural and man-made resources and to ensure that Newcastle City Centre achieves sustainable social, economic and environmental outcomes; • protecting and enhancing the environmentally sensitive areas and natural and cultural heritage of Newcastle City Centre for the benefit of present and future generations; and • helping create a mixed-use place, with activity during the day and throughout the evening, so Newcastle City Centre is safe, attractive, inclusive and efficient for its local population and visitors alike.

4.2 Development Control Plans

The DA's consistency with the Newcastle Development Control Plan 2012 (DCP 2012) is detailed in **Table 3** below.

Table 3 Compliance with Newcastle Development Control Plan 2012

Provision	Comment
Section 3 – Land Use Specific Provisions	
Section 3.11 Community Services	The proposal is consistent with the DCP as it will not unreasonably impact on the streetscape, amenity and character of the area. Further, the proposed site preparation works will support future development that encourages social connections, community participation, and health and wellbeing.
Section 4 – Risk Minimisation Provisions	
Section 4.01 Flood Management	As detailed in the Preliminary Construction Management Plan prepared by Johnstaff (Appendix D), the proposed development will have no significant adverse impact on the flood behaviour, both onsite and on the adjacent properties. The proposed bulk earthworks will ensure that the required minimum flood floor levels are achieved for future development (subject of separate applications) and the works will be undertaken in accordance with the requirements of Managing Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) and/or details provided by project engineering consultants.
Section 4.03 Mine Subsidence	The site lies within a proclaimed mine subsidence district, with a history of mining activity within the locality. The University has submitted a separate DA to Council seeking approval for stabilisation works to mitigate the potential risk of mine subsidence at the site. Approval has

Provision	Comment
	<p>also been granted from Subsidence Advisory NSW for this work (Appendix L).</p> <p>It is noted that the proposed development is limited to site preparation works, with no new buildings or structures proposed. Accordingly, mine subsidence is not considered to be a significant issue in the context of this application.</p>
Section 5 – Environmental Protection Provisions	
Section 5.01 Soil Management	As detailed in Section 4.5 below and in the Preliminary Construction Management Plan prepared by Johnstaff (Appendix D), a number of management measures are proposed to prevent sediments and other waste entering waterways during the undertaking of site preparation works.
Section 5.02 Land Contamination	As discussed in Section 4.4 , a RAP has been prepared to address identified areas of contamination at the site.
Section 5.04 Aboriginal Heritage	A Heritage Impact Statement (HIS) has been prepared by Curio Projects (see Appendix E) to assess the potential impact of the proposed development on items of Aboriginal archaeological significance and Aboriginal cultural heritage. As discussed in Section 4.3 , the study confirms that potential impacts can be managed through the acquisition of appropriate permits and the implementation of mitigation measures during the works.
Section 5.06 Archaeological Management	An Archaeological Assessment has been prepared by Curio Projects (see Appendix F) in accordance with the relevant provisions and requirements of the <i>NSW Heritage Act 1977</i> . The study informed the Heritage Impact Statement (Appendix E) and Aboriginal Cultural Heritage Report (Appendix M), which provides a framework for the management of any archaeological finds.
Section 6 – Locality Specific Provisions	
Section 6.01 Newcastle City Centre	The proposal is generally consistent with the aims of the 'Newcastle City Centre – Honeysuckle' as it will not impact on heritage items and will support future development that encourages activity, pedestrian movement, and safety.
Section 7 – Development Provisions	
Section 7.03 Traffic, Parking and Access	<p>As discussed in Section 4.5.4 below and the Preliminary Construction Management Plan included at Appendix B, it is not anticipated that the site preparation works will significantly impact on existing traffic, parking, or access arrangements.</p> <p>Vehicles associated with the site preparation will be able to safely and efficiently enter and exit the site from Wright Lane, via Honeysuckle Drive. Further, it is anticipated that vehicles associated with the site preparation works will park on Sites 1, 2 and 3, and therefore will not impact on the availability of parking in the surrounding area.</p> <p>The appointed Head Contractor will prepare a Traffic Management Plan prior to commencement of works, identifying pedestrian and traffic management measures to be implemented during construction.</p>
Section 7.06 Stormwater	The proposed development is generally consistent with the relevant stormwater standards of the DCP, as detailed in the HCCD Enabling Works Report (Civil, Water & Sewer) prepared by Northrop Consulting Engineers (Appendix B). As detailed in Section 4.5.2 below and the Preliminary Construction Management Plan included at Appendix D , erosion and sediment control measures will be implemented by the Head Contractor to mitigate potential impacts on water quality.

4.3 Heritage

Curio Projects has prepared a Heritage Impact Statement (**Appendix E**) and Aboriginal Cultural Heritage Report (**Appendix M**) for the proposed enabling works to identify the potential impact on heritage items, heritage

conservation areas, potential archaeological resources and Aboriginal cultural heritage values. The study confirms that the proposed enabling works will have no physical or visual impacts on any identified heritage items or heritage conservation areas within or in proximity to the site, including the existing railway turntable located within Site 2.

The study notes that the proposed excavation of topsoil on Site 1 has the potential to impact on items of Aboriginal archaeological significance, which may be present in a disturbed context. Accordingly, while it is not anticipated that an archaeological excavation is required, an Aboriginal Heritage Impact Permit (AHIP) will be attained, and an unexpected archaeological finds policy implemented prior to the commencement of bulk excavation works.

As such, the report concludes that the potential impacts of the proposed site preparation works are minor and can be managed through the acquisition of appropriate permits and implementation of necessary mitigation measures.

4.4 Contamination

A Detailed Site Investigation (**Appendix I**) was carried out by Coffey in February 2019 which concludes that the site in its current form is not suitable for the proposed development, with Category 2 remediation required for two lead hotspots (BHE7 and BHP15) and three Benzo(a)pyrene (BaP) hotspots (BHP8, BHP10 and BHP18). These hotspots are identified at Figure 11 below.

As a result of the identified hotspots, Coffey has prepared a Remediation Action Plan (**Appendix N**). In summary, the RAP involves Category 2 remediation and validation of the five hotspots to achieve a 95% UCL across the site that is below the HIL C assessment criteria for lead and BaP.

The RAP outlines a strategy to remediate the land to a HIL C value which would be suitable for use as open space in accordance with the NEPM guidelines. This classification will accommodate all proposed uses for the Site under Concept Plan SSD 18_9262 relating to the University's Honeysuckle City Campus. This application is currently in the final stages of assessment by the Department of Planning & Environment.

It is noted that the site is zoned B4 mixed use which permits a range of more sensitive land uses than those proposed under the Concept Plan (such as a child care centre), however, the Concept Plan provides certainty around the future uses of the Site which is limited to university buildings and associated open space. If a more sensitive land use was proposed at the Site in the future, this would require a modification to the Concept Plan at which time the issue of contamination would need to be reconsidered.

Therefore, the site is considered suitable for the proposed development subject to Category 2 remediation and validation of the identified hotspots.



Figure 11 Location of soil sample locations

Source: Coffey

4.5 Construction Impacts

A Preliminary Construction Management Plan has been prepared by Johnstaff (refer to **Appendix D**) which details how the proposed site preparation works can be executed in accordance with legislated safety and environmental requirements, with impacts on surrounding development minimised. A detailed Environmental, Works and Site Management Plan (EWSMP) will be prepared by the Head Contractor prior to the commencement of site preparation works.

4.5.1 Noise and Vibration

The proposed site preparation works are expected to result in elevated noise levels, albeit on a temporary basis. The most sensitive noise receivers in the vicinity of the site will be the high density residential and commercial developments along Honeysuckle Drive (to the north, east and west) and the low density mixed use development along Hunter Street (to the south).

The proposed site preparation works are scheduled to occur during standard construction hours on Monday to Saturday, with no works on Sundays and Public Holidays. All activities associated with the proposed site preparation works will be subject to the limits detailed in the Interim Construction Noise Guidelines and by the Environmental Protection Authority (EPA). In addition, the appointed Head Contractor will adopt the (former) Department of Environment, Climate Change and Water's (DECCW) Environmental Criteria for Road Traffic Noise (ECRTN) guidelines to assess traffic noise associated with the proposed works.

To minimise the impacts of construction-related vibration on nearby sensitive receivers, the Preliminary Construction Management Plan (**Appendix D**) recommends the adoption of benchmarks to assess vibration impacts during site preparation works.

4.5.2 Air and Water Quality

Air Quality

The proposed site preparation works are likely to result in some dust generation. Where this occurs, the Preliminary Construction Management Plan prepared by Johnstaff (**Appendix D**) proposes a number of potential mitigation measures, including water spraying, coverage of all haulage trucks, and active monitoring of weather conditions. These mitigation measures will ensure that the site preparation works do not result in unacceptable impacts on air quality.

Water Quality

To maintain the quality of stormwater discharge from the site during site preparation works, erosion and sediment control measures will be implemented by the Head Contractor. Erosion and sediment control measures include the installation of filtration devices along the existing drainage network, covering of stormwater grate inlets surrounding work areas with geotextile filters, and the regular removal of rubble from the site. A Dewatering Management Plan has also been prepared by Coffey (**Appendix K**) to manage impacts during construction.

4.5.3 Waste

The Preliminary Construction Management Plan (**Appendix D**) identifies practices and procedures for the identification, management and reuse (where practical) of waste streams and materials resulting from the site preparation works. The waste management principles detailed in the Preliminary Construction Management Plan include:

- Avoid the generation of waste where possible;
- To reuse, sort and recycle waste materials;
- Safe and proper storage and segregation of waste on site; and
- Compliance with NSW EPA Waste Classification Guidelines.

4.5.4 Construction Traffic

Traffic generated by the construction works will include light vehicles, as well as heavy vehicles for periodic delivery and removal of materials. It is proposed that construction traffic associated with the site preparation works will enter and exit the site from Wright Lane via Honeysuckle Drive, which will limit the impact of construction traffic along Hunter Street. Vehicles associated with the site preparation works will park on Sites 1, 2 or 3, reducing the impact of the site preparation works on the availability of parking in the surrounding area.

It is not anticipated that the site preparation works will significantly impact the operation of intersections in the surrounding area. All vehicular movements associated with the proposed development will be restricted to the standard construction hours. The appointed Head Contractor will also be required to prepare a Traffic Management Plan prior to commencement of works, identifying pedestrian and traffic management measures to be implemented during construction.

4.6 Contributions

The relevant contributions plan for the site is the *City of Newcastle 94A Development Contributions Plan 2009* (as revised in August 2017).

Exemptions from a levy under the existing Section 7.11 (formerly Section 94A) Plan may be considered by the relevant consent authority for the following development, or components of development (amongst others):

- *An application on or behalf of Council for community infrastructure, such as but not limited to libraries, community facilities, recreation areas, recreation facilities and car parks.*
- *An application by a NSW government department to enable development defined as an 'Infrastructure Facility' under State Environmental Planning Policy (Infrastructure) 2007.*
- *Any other development for which Council considers an exemption warranted, where a decision is made by formal ratification of the Council at a public Council meeting.*

The University is recognised as the Crown by virtue of Clause 226 of the EP&A Regulation. Division 4.6 of the EP&A Act provides that in relation to Crown applications, a consent authority is unable to impose a condition of consent without the approval of the University or the Minister. However, the University is conscious of its central position in the Newcastle LGA and its ongoing relationship with Council and the local community. The University also understands the need to continue to work cooperatively with Council to reach agreement on an appropriate balance of development conditions that meet Council's planning responsibilities, whilst also meeting the University's need to provide critical infrastructure.

The proposed works comprise site preparation works only and will not generate demand for additional community services or facilities. As such, it is considered unreasonable to impose development contributions on this development.

In addition, The University and the proposed future use of the site are inherently of a public nature, providing educational and employment opportunities to the Newcastle community. The proposed expansion of their city campus for new research and teaching facilities is part of the University's core academic functions. Therefore, if Council were of the view that the Section 7.11 plan does apply, an exemption is considered appropriate as the University is a not-for-profit public institution which often relies on government grants, donations, and community funding to provide new facilities for both the University community, and the public at large. The levying of a development contribution would divert a portion of these public funds to local services without any direct nexus to the impact on those services.

4.7 Site Suitability and the Public Interest

Having regard to the characteristics of the site and its location, the proposal is considered to be appropriate for the site as:

- The preceding assessment confirms that there are minimal environmental impacts associated with the early works, and that the anticipated impacts can be managed through the imposition of appropriate mitigation measures;

- The site comprises vacant land, located in the Newcastle CBD, and has been identified for future redevelopment; and
- The early works will enable the expansion of the University's Honeysuckle Campus in accordance with SSD 18_9262 which will deliver a world class educational precinct within the Newcastle CBD and help achieve the objectives of the Hunter Regional Plan 2036, Draft Greater Newcastle Metropolitan Plan 2036 and the Newcastle Urban Renewal Strategy 2014.

5.0 Conclusion

The proposed development seeks approval for the carrying out of a range of site preparation works at the University of Newcastle's Honeysuckle City Campus, Newcastle. The proposed works include filling of the site to achieve minimum flood floor levels, and the augmentation of infrastructure and services to support the future development of the site.

This SEE has provided a detailed assessment of the proposal against the relevant matters under Section 4.15(1) of the EP&A Act. The application is recommended for approval given the following reasons:

- The proposed development is permissible with consent and is consistent with the aims and objectives of the Newcastle LEP and DCP as well as the relevant State Environmental Planning Policies;
- The proposal will not result in any unreasonable or long-term disturbances to the surrounding properties as illustrated in the preceding assessment;
- Supporting technical studies which accompany this DA confirm that the environmental impacts associate with the proposal are generally positive and will not give rise to any adverse impacts; and
- The proposed development is suitable for the site and is in the public interest.

In light of the merits of the proposal and in the absence of any adverse environmental, social or economic impacts, it is considered that this development should be granted consent.