

Mr Alex Moulis
Development Manager
Doma Group
Unit 4 / 3 Sydney Avenue
Barton ACT 2600

16/08/2019

Dear Mr Moulis

**42 Honeysuckle Drive, Newcastle – Amending SSD (SSD-10251)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the above proposal ended on 8 August 2019. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/10596>.

Having reviewed the submissions and considered the proposal, the Department requests additional information (as set out in **Attachment A**) to progress your application.

Please provide a response to the submissions, additional information requested by the Department, in accordance with clause 85A(2) of the *Environmental Planning and Assessment Regulations 2000*, within **one month** of the date of this letter.

Any late submissions received while preparing the response will be forwarded to you for consideration.

Note that under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact James Groundwater on 8289 6778 or james.groundwater@planning.nsw.gov.au.

Yours sincerely



David McNamara
Director Key Sites Assessments
Key Sites

as delegate for the Secretary

Attachment A

Public car parking

- Please provide an Operational Plan of Management for the proposed public carpark. This should address how the hotel, serviced apartment, commercial and public components of the car park will be managed and operated. The Plan shall include parameters and management measures for the proposed flexible use of hotel/serviced apartment spaces for public parking outside of peak demand times.
- Please provide an updated Traffic and Parking Assessment which considers the likely traffic impact of the proposed public parking. This should address the proposed increase from 25 to 63 spaces and the proposed flexible use of additional hotel/serviced apartment spaces outside of peak demand times.
- Please provide revised gross floor area (GFA) calculations, which include the proposed public car parking component of the development. This is required noting the proposed public car parking is not required parking and therefore is defined as GFA under the Newcastle Local Environmental Plan 2012.

Ecologically sustainable development

- Please provide an Ecologically Sustainable Development (ESD) Statement demonstrating how ESD principles are met by the proposal. The Department notes the submitted EIS references an ESD statement, however this statement has been omitted from the application.

Inconsistencies on plans / documentation

- Please review the architectural plans for accuracy and completeness to ensure they fully reflect the amendments sought as part of the proposal. All changes should be shown clouded on the proposed plans.
- The Department has identified several changes on the submitted plans which have either not been described or inconsistent with the EIS:
 - the access to the waste storage area and bicycle parking arrangements on the ground floor
 - the addition of three car parking spaces and inconsistent allocation of car parking spaces
 - removal of the photovoltaic cells on the roof despite referencing them in the design report.

All amendments should be clearly highlighted and described/justified as appropriate in the Response to Submissions.

- Please provide an updated photomontage comparing the approved and proposed development, noting the submitted comparison does not accurately reflect the approved development.

Conditions

- The proposal seeks to delete several conditions of development consent SSD 8440 on the basis they are not relevant to the proposal. However, the Department notes several of these conditions remain relevant to development consent SSD 8440.

Please review the conditions sought for deletion and limit them to those that are no longer relevant to the final development (ie those conditions that relate to the deleted residential component).