

29 May 2009

Mr Toby Philp  
Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2001

Dear Toby,

## **MP 08\_0043 Project Application – Honeysuckle Central – Response to Submissions**

### **1 Introduction**

This submission has been prepared on behalf of the Proponent, Eureka 2 Project 8 Pty Ltd, relating to Project Application MP 08\_0043 for the Honeysuckle Central site in Newcastle.

This submission has been prepared in accordance with the provisions of Section 75H(6) of the Environmental Planning and Assessment Act 1979 (the Act) which states:

*'The Director-General may require the proponent to submit to the Director-General:*  
*(a) a response to the issues raised in those submissions, and*  
*(b) a preferred project report that outlines any proposed changes to the project to minimise its environmental impact, and*  
*(c) any revised statement of commitments.'*

This submission outlines the Proponent's response to the issues arising from the public exhibition of the Project Application, including any proposed changes to the scheme in response to issues raised. We note that there are no changes proposed to the Statement of Commitments which were included in the Environmental Assessment Report dated 23 January 2009.

### **2 Matters Raised in Submissions**

The Honeysuckle Central Project Application was placed on public exhibition between 11 February 2009 and 13 March 2009. The Department of Planning provided a copy of the submissions for the Proponent to review. The submissions are grouped as follows:

- Agency submissions.
- Council submission.

The agency submissions provided technical comments on the Project Application in relation to their respective department. Council provided a submission raising a number of design and landscaping related issues which are addressed in Section 2.2 of this letter. We note that there were no submissions received by the community in respect of this application.

#### **2.1 Agency submissions**

As part of the referral process, the Department of Planning received submissions from the Mine Subsidence Board, the Roads and Traffic Authority and the Hunter Regional Development Committee.

The key findings of each of these submissions are as follows:

- Mine Subsidence Board (MSB) – The Members of the MSB approved the application subject to three conditions which we understand will be imposed as conditions of approval to enable further details to be provided at a later date, if required. Further, the MSB has given ‘in principle’ support for the development of high rise structures on the site, subject to the successful grouting of mine workings (see MSB letter attached).
- Roads and Traffic Authority (RTA) – The RTA states that they have no objections and/or requirements for the subject development.
- Hunter Regional Development Committee (HRDC) – The HRDC states that they have no objections to or requirements for the proposed development.

## 2.2 Council submission

The project team has sought to engage with Council throughout the design process by meeting with Council’s Urban Design Consultative Group (UDCG) prior to lodging the Project Application as well as meeting post advertising of the application to understand any areas of concern.

We believe that this commitment to engaging with Council has proved successful as the majority of matters raised in Council’s submission relate to relatively minor design and landscaping matters which can be easily addressed.

A summary of the issues raised by Council’s UDCG and the Proponent’s response/commitment is provided below:

- **Design/treatment of the northern façades and consistency of built form** – Council suggested increased variety in the design be considered to provide an individual identity to each tower elevation and to breakdown the appearance.

*Response: The Proponent agrees to investigate minor changes to the façade treatment to introduce variety to each building so that each building has its own ‘identity’, while maintaining the key design principle of creating a ‘family of buildings’ which complement each other.*

- **Treatment of southern elevation** – Council suggested further refinement to reduce the visual bulk and dominance of the base element to the three towers.

*Response: The Proponent agrees to investigate the use of materials, colours and textures to the car park façade along the southern elevation to reduce the visual bulk of the base element of the development.*

*Further, the Public Art element proposed along the southern car park elevation will continue to elevate this façade beyond a simple screening element to form the canvas for a piece of community art.*

- **Landscaping** – Council suggested consideration be given to provision of landscape decks to the rooftop parking facility; provision of larger scale plantings to maximise use of deep soil zones; increased garden areas and reduction in extent of paving / hard surfaces; and provision of shade trees across the Honeysuckle Drive frontage.

*Response: The architectural plans submitted with the Project Application indicate that the opportunity exists for landscaping to the rooftop parking facility as part of the ‘integrated roof deck’, however this would be subject to agreement by the tenants directly adjoining the suggested deck as access would be via a tenanted area. Notwithstanding, one of the key principles of the proposed landscape concept is to maximise landscaping at ground level to encourage public use of the open space and increase visual amenity at the pedestrian level, rather than at upper levels which can only be used by the tenants directly adjoining the suggested ‘integrated roof deck’.*

*The Proponent agrees to incorporate a small number of larger specimen trees to take advantage of the large deep soil planting areas on the site.*

*In accordance with the Proponent's commitment to ESD, it has always been the intention to maximise the 'green' landscaping within the site however accessibility requirements and the basement car park under the eastern building have created limitations for landscaping for the site. In accordance with the Australian Standards for accessibility, the proposed development has been designed to ensure that disabled access is available across the site incorporating pathways with gradients of 1:20 or less wherever possible. This has resulted in the provision of longer ramps and increased paving/hard stand in some areas which reduces opportunities for landscaping. Notwithstanding, the proposal integrates ramps and terraced landscaping to create a landscape that is permeable and inviting.*

*Further, provision for shade trees along the Honeysuckle Drive frontage can be accommodated.*

- **Sun control measures** – Council suggested appropriate external sun control measures be incorporated into the building design, particularly to the eastern and western elevations.

*Response: The proposed building design has been dictated by the requirements of the National Australian Built Environment Rating Scheme (NABERS) and Green Star credit criteria, as outlined in GHD's NABERS Report which was submitted with the Project Application.*

*We note that the building façades comprise glazed curtain walls with 200mm wide horizontal shading elements around the perimeter of the building at vertical intervals of 900mm. The use of performance glazing on all glazed areas together with the proposed horizontal shading elements around the perimeter of the building are found to be sufficient to achieve a 4.5 star NABERS energy rating and a 5 Green Star rating for the overall development.*

*Therefore, the proposed design achieves a high level of environmental performance in accordance with the relevant energy rating schemes without the requirement for additional external shading devices to the eastern and western elevations of the buildings.*

We trust that this submission satisfies the request by the Department of Planning so that the Honeysuckle Central Project Application can be recommended to the Minister for approval.

If you have any questions or wish to discuss further, please contact me on 8233 9902.

Yours sincerely,



Leanne Lloyds  
Senior Consultant

*Encl. In Principle Approval Letter by Mine Subsidence Board*