

Mr Chris Farrington
Development Director – Newcastle
LEE 4 PTY LTD
PO Box 5419
Kingston Australian Capital Territory 2604
03/02/2020

Dear Mr Farrington

35 Honeysuckle Drive, Newcastle (SSD-8999-Mod-4)
Request for Additional Information

I refer to the modification application for 35 Honeysuckle Drive, Newcastle (SSD-8999-Mod-4). After careful consideration, the Department is requesting that you provide additional information.

You are requested to submit the following additional information:

- Updated BASIX certificate
- Clearly outline how the internal reconfigurations over levels 2 to 7 have resulted in increases in gross floor area
- A full Apartment Design Guide (ADG) assessment of the approved versus proposed development
- Further justification for removing the adaptable housing requirement from the proposed development, noting universal design features and adaptable housing are independent and separate requirements in the ADG
- Further justification for increasing car parking from 190 to 206 spaces when the number of apartments is decreasing and the number of adaptable apartments is limited to nine residences. A detailed table outlining the allocation of spaces for each of the apartments (1 bed, 2 bed, 3 bed, 4 bed) should also be provided
- Further analysis of the proposed traffic impacts associated with the increase in car parking, including:
 - Outline the existing road network
 - Traffic volumes, road capacity
 - Traffic generation and trip distribution
 - Traffic impacts
- Clearly outline what public domain works are being undertaken, including any changes to levels, access, stairs, landscaping, retaining walls etc.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Monday 24 February 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

Please note the Department has not received Newcastle City Council's submission and this will be forwarded to you shortly. Your response to the additional information request should include any issues raised by Newcastle City Council.

If you have any questions, please contact Minoshi Weerasinghe, who can be contacted on (02) 9373 2887 or Minoshi.Weerasinghe@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Sargent', enclosed within a large, loopy oval shape.

Cameron Sargent
Team Leader
Key Sites Assessments