

Mr Chris Farrington
Development Director – Newcastle
DOMA HOLDINGS (NSW) PTY LTD
PO Box 5419
Kingston ACT 2604

16/03/2020

Dear Mr Farrington

**21 Honeysuckle Drive Mixed Use Development (SSD-8019-Mod-3)
Request for Additional Information**

I refer to the proposed mixed-use Development at 21 Honeysuckle Drive (SSD-8019-Mod-3).

The Department has reviewed your proposal and consulted with City of Newcastle Council. A copy of Council's submission is available at
<https://www.planningportal.nsw.gov.au/major-projects/project/26931>.

You are requested to provide a response to the issues raised in the Council's submission and provide further information in response to the Department's key issues outlined in **Schedule 1**.

You are requested to provide the information to the Department by Friday 27 March 2020. If you are unable to provide the requested information within this timeframe, please provide a timeframe for the provision of this information.

If you have any questions, please contact Marcus Jennejohn, who can be contacted on 8289 6798/ at marcus.jennejohn@planning.nsw.gov.au.

Yours sincerely,



Anthony Witherdin
Director
Key Sites Assessments

SCHEDULE 1 – KEY ISSUES

Car parking

- Please provide further justification to support the proposed increase in car parking, including how the proposal balances the demand for parking while encouraging use of public and active transport, given the site's inner-city location and access to public transport.
- Provide a table outlining the allocation of spaces for each of the apartments (1 bed, 2 bed, 3 bed, 4 bed).
- Provide further analysis of the proposed traffic impacts associated with the increase in car parking including:
 - outline of the existing road network
 - traffic volumes, road capacity
 - traffic generation and trip distribution
 - traffic impacts.

Servicing

- The Department considers that insufficient justification has been provided for the proposed removal of the approved on-site servicing space, particularly noting Council's advice that the on-street loading zone on Honeysuckle Drive is only available from 6 am to 9am.

The Department is concerned that this will not meet the servicing demands of the development. It therefore recommends you re-consider the retention of a dedicated servicing space within the development.

Bicycle parking

- Please reconsider the location of the visitor and staff bicycle spaces within the public domain to ensure the spaces do not impact on the function or amenity of the through site pedestrian link. In addition, bicycle parking should be located near key access points to the development.