



Our ref: 20019

30 March 2020

Department of Planning, Industry and Environment
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Attention: Tim Green

Dear Tim,

RE: Request for Additional Information – 21 Honeysuckle Drive, Newcastle NSW 2300, SSD 8019 MOD 3

This letter is in response to the Request for Additional Information provided by the NSW Department of Planning, Industry and Environment (DPIE) dated 25 March 2020, in respect to SSD 8019 MOD 3 for 21 Honeysuckle Drive, Newcastle. The matters raised are addressed below.

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.

Further traffic and parking advice has been obtained from SLR to support the increase in car parking, refer to Appendix A. SLR concluded that based on the ABS statistics and purchaser survey it appears the approved parking supply would not adequately meet the actual residential parking demand. The increased residential parking numbers are aligned with the market demand and ABS statistics.

The site is extremely well located in close proximity to high quality and frequent public transport including buses and light rail. The location will also promote walking and cycling through the high-quality path and on-road bicycle lane facilities that border the site and proximity to recreations, retail and employment destinations.

Section 11 of the SLR advice outlines the sites access to public and active transport modes. It is acknowledged that the whilst the car parking supply is proposed to increase, the development still proposes to deliver cycling facilities for residents, staff and patrons at or beyond the DCP stipulated rates which will further support sustainable travel.

Please provide a table outlining the allocation of spaces for each of the apartments (1 bed, 2 bed, 3 bed 4 bed).

The below tables provide a comparison between the parking allocation as approved under SSD 8019 MOD 1 in contrast to the proposed parking allocation.

It is clear that as part of the approved application, noting all apartments were not sold, DOMA sought to provide approximately 1 space per unit for 2- and 3-bedroom apartments. However, due to further research and market demand analysis it was evident that most prospective purchasers were looking for apartments which had two (2) parking spaces.

Existing Approval – as approved under SSD 8019 MOD 1

Apartment Type	No. of Apartments	Existing Car Parking Spaces Allocated
1 Bedroom	48	42
2 Bedroom	60	60
3 Bedroom	40	40
4 Bedroom	6	12
Commercial		5
Visitors		31
Total	154	190

Proposal Modification – SSD 8019 MOD 3

Apartment Type	No. of Apartments	Proposed Car Parking Spaces Allocated
1 Bedroom	43	43
2 Bedroom	57	74
3 Bedroom	36	72
4 Bedroom	12	34
Commercial		4
Visitors		30
Total	148	257

We trust the above and appended information is sufficient to enable a timely favourable determination.

Yours sincerely



Naomi Weber
Senior Planner
KDC Pty Ltd

Appendices

Appendix A – Traffic and Transport Advice, SLR