



ABN 61 148 085 492

Suite 2B, 125 Bull St
Newcastle West 2302

02 4940 0442
reception@kdc.com.au
kdc.com.au

Our ref: 17240

06 April 2020

Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attention: Minoshi Weerasinghe

Dear Minoshi,

RE: Request for Additional Information – 35 Honeysuckle Drive, Newcastle NSW 2300, SSD 8999 MOD 4

This letter is in response to the Request for Additional Information provided by the NSW Department of Planning, Industry and Environment (DPIE) dated 26 March 2020, in respect to SSD 8999 MOD 4 for 35 Honeysuckle Drive, Newcastle. The matters raised are addressed below.

A detailed table outlining the allocation of residential car parking spaces for each of the apartment types (1 bed, 2 bed, 3 bed and 4 bed). The table should also provide a comparison against the approved allocation of residential car parking spaces for each apartment type.

The below tables provide a comparison between the parking allocation as approved under SSD 8009 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 8999

Apartment Type	No. of Apartments	Existing Car Parking Spaces Allocated
1 Bedroom	19	19
2 Bedroom	41	64
3 Bedroom	32	64
4 Bedroom	0	0
Commercial	1,271m ²	22
Visitors		21
Total	92	190

Proposal Modification – SSD 8999 MOD 4

Apartment Type	No. of Apartments	Proposed Car Parking Spaces Allocated
1 Bedroom	13	13
2 Bedroom	41	80
3 Bedroom	25	52
4 Bedroom	7	22
Commercial	1,258m ²	21
Visitors		18
Total	86	206

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

Yours sincerely



Naomi Weber
Senior Planner
KDC Pty Ltd