

7 March 2022

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

Attention: Jonathan Kerr

Dear Jonathan,

Response to Request for Information
42 Honeysuckle Drive Newcastle NSW 2300

1 Introduction

Thank you for your letter which requested further information (RFI) related to the Modification Application (Mod) for SSD 10378 Mod 2 located at 42 Honeysuckle Drive, Newcastle NSW 2300.

The below provides a response to the items raised:

2 Responses

Request:

- *Elevations that clearly show the proposed façade changes and the materials and finishes (similar to those provided in Appendix B of this modification which show the approved elevations). The elevations currently provided of the proposed changes are predominantly in grey and the proposed changes to façade are not clear, and*

Response:

A set of amended Elevation Plans have been provided at Enclosure A which shows the proposed materials and finishes with accompanying notations.

An updated Design Statement set is also provided at Enclosure B providing greater detail on the proposed changes and highlights the changes on the proposed elevations. The updated Design Statement also includes a slightly revised list of modifications.

Request:

- *Additional description of the proposed change in construction methodology and any impacts associated with this change.*

Response:

The Hotel component of the development was previously planned to be constructed using off-site modular construction. This was only relevant to the typical hotel floors from level 3 and above. Given the repetitive nature of the 175 typical hotel rooms, offshore procurement and on-site stacking of modular rooms was a feasible solution at the time of lodging the parent DA. The impacts of COVID-19 on global exchange rates along with continuing increases to shipping costs now makes off-shore procurement of the hotel rooms less desirable.

The construction methodology that will now likely be used to construct the Hotel from level 3 and above is planned to be traditional in situ construction. Meaning that the building will be framed by a concrete and steel structure that is constructed on site using local trades and suppliers. The Hotel façade remains consistent with the previously approved application, being predominately a curtain wall façade system. The hotel fit out would also now be completed by local trades and suppliers, similar to most other developments in the region. The impacts associated with this change are of a positive nature in that the local economic benefit is improved by using local trades and suppliers for the hotel component of the development. As opposed to the previously anticipated modular hotel room methodology which would have seen most of the work completed in a factory, likely offshore.

3 Conclusion

The proposed modification to the approved development at 42 Honeysuckle Drive consists of a range of smaller elements with an aim of improving development and construction outcomes for the site. The projected impacts resulting from the amendment are considered to be minor in the context of the whole development.

Given the merits of the proposal and the absence of any significant adverse environmental impacts, the DA is considered to be in the public interest and is recommended for Council's support.

We thank you for the opportunity to lodge this application and look forward to timely approval. Should you have any questions please do not hesitate to contact the undersigned.

Yours sincerely,



Kale Langford
Project Consultant - Planning

Checked/ Authorised by: PQ

Enclosures:

Enclosure A – Elevation Plans and Renders

Enclosure B – Design Statement