

1 April 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 letter requested a response to the items raised by the City of Newcastle per their letter dated 15 February 2022. The below provides a response to the items raised:

2 Responses

Request:

1. Modified Elevational Plans

Concern is raised at the level of detail provided on the modified elevational plans compared to the approved plans. It is recommended the applicant is required to provide modified elevational drawings which show the same view and level of detail of the proposed modified development as provided for the approved development, including external colours, index of external building materials, and the approved building heights and proposed variations.

Furthermore, there appears to be changes proposed to the external appearance of the hotel and commercial building which are not acknowledged on the modified elevational plans.

Response:

A set of amended Elevation Plans have been provided at Enclosure A which shows further particulars in relation to the proposed materials and finishes, with accompanying notations.

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

Request:

2. Section Plans

No acknowledgment and explanation are provided in the submitted documentation regarding the deletion of the section plans from Condition A2 of the development consent. It is recommended the applicant is required to provide modified section plans in support of the modification application.

Response:

Section plans have been provided as part of the Architectural Plans at Enclosure A.

Request:

3. Library

It is noted design changes are proposed to the 'Hotel lounge/library' on the second floor of the hotel. It is recommended that clarification is sought from the applicant of the proposed use of the 'library'.

Response:

The library is a communal area for Hotel Guests to be able to sit somewhere outside of their room and either relax or work remotely. The space will include different furniture settings and a small tea station for guests to utilise. The space is not considered to be a formal land use in addition to those approved.

Request:

4. Car parking

Item 6 of the 'Proposed DA Amendments' indicated on first floor plan in the Design Statement incorrectly refers to the loss of one parking space due to the proposed reduction in the length of the western elevation. It should state two spaces.

It is noted that two parking spaces for persons with a disability are being removed from the first and second floor car parking. It is recommended that the applicant is required to confirm that the remaining number of disabled parking spaces meets the relevant legislative requirements.

Response:

Noted, the correct parking amount is reflected by the proposed architectural plans provided.

Request:

5. Water tanks

The proposed modification includes the provision of water tanks in the southwestern corner of the site. It is recommended clarification is sought from the applicant as to the reasons for the installation of the tanks in this location and whether the tanks will be used for the management of stormwater (including reuse) and therefore changes to the design of the approved stormwater plan are required. If changes are required, it is recommended the applicant is required to submit a modified stormwater plan.

Response:

The water tanks in the southwestern corner are for essential fire services and on site storage requirements for the fire sprinkler and hydrant system.

Their location is adjacent the fire hydrant booster room for compliance to be achieved. No updates to the stormwater management plan are proposed at this time.

Request:

6. Landscaping

The proposed modifications will alter the approved landscape design of the development. Accordingly, it is recommended the applicant is required to submit a modified landscape plan.

Response:

Amended landscape plans have been provided at Enclosure C. An increased use of native plants has been documented to align with the commercial office component, which is now targeting a 6 star Greenstar office rating with the Green Building Council of Australia.

Request:

7. Section 7.12 Contribution

It is not indicated in the submitted documentation whether the cost of the development and the Section 7.12 contribution, required by Condition B7, will change because of the proposed design modifications. Therefore, it is recommended the applicant is required to submit a cost summary report prepared in accordance with the requirements of CN's Section 7.12 Development Contributions Plan (Jan 2022).

Response:

The approved cost summary report is still relevant and can be relied on for the purpose of equating the development contributions.

3 Conclusion

The proposed modification to the approved development at 42 Honeysuckle Drive consists of a range of small modifications with the 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 – Architectural Plans

Enclosure B – Design Statement

Enclosure C – Landscape Plan