

## Matthew Rosel

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**From:** Gavin Edgar <gavin@domagroup.com.au>  
**Sent:** Tuesday, 28 April 2015 6:05 PM  
**To:** Matthew Rosel  
**Cc:** Chris Farrington  
**Subject:** RE: SSD 6580, 18 Honeysuckle Drive - proposed amendment to car parking provision  
**Attachments:** Appendix\_G\_1\_-\_18HD\_Traffic\_and\_Transport\_Access\_Assessment\_Ver03\_final.pdf  
**Categories:** Amendment

Hi Matthew

Our request to the Department is still to not provide visitor parking at all on site but rather in the precinct, which is supported by our traffic report. We are arguing that a higher provision of cars for residents (at one per apartment) also reduces the number of unallocated resident vehicles parking in the wider precinct.

If the recommendations of our traffic report are not supported by the Department and we are required to provide visitor parking on site, we would request that they not be mandated as common property. Our experience in other mixed use developments we have completed is that these car parks are rarely available for legitimate visitors to the property, but are actually taken up by residents for personal (not visitor) cars in excess of the spaces that they have purchased. It is extremely difficult for the Owners Corporation to then regulate the use of the spaces, and the members of the Owners Corporation are conflicted in enforcing the regulation of the spaces. Further concern is that all residential owners have to contribute to their ongoing maintenance and running costs (which includes such things as sprinkler maintenance in this mixed use building) regardless of whether they have visitors or not. This is also an ongoing issue for the Owners Corporation and increases their annual levies for the life of the building.

If Council is insisting on 15 on site visitor spaces only for residents, this flexibility needs to be removed. Council suggests that the spaces be given to the Owners Corporation, which can then make "arrangements with residential owners/occupiers to use the spaces". This is wholly contradictory to the Council requirement to provide the visitor spaces in the first place so cannot be supported.

We again ask that both the Department and Council reconsider the recommendations of our submitted traffic report to keep all visitor parking off site but increasing the provision of residential generation to one per unit. Each individual unit owner then gets one dedicated and secure space and remains responsible for its ongoing upkeep thereby eliminating any conflict for the Owners Corporation in a mixed use building.

Kind regards,  
Gavin

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**From:** Matthew Rosel [mailto:Matthew.Rosel@planning.nsw.gov.au]  
**Sent:** Tuesday, 28 April 2015 11:48 AM  
**To:** Gavin Edgar  
**Cc:** Chris Farrington  
**Subject:** FW: SSD 6580, 18 Honeysuckle Drive - proposed amendment to car parking provision

Gavin,

I have now received a response from Council with regard to the proposed alteration to the car parking provision (see below).

So that I have all the information to hand, can you please provide a brief email response confirming whether Doma intend to formally allocate parking spaces to residential apartments / commercial uses via future subdivision or alternatively are they to remain in common ownership?

Kind regards

**Matthew Rosel**

Senior Planner, Metropolitan Projects

NSW Department of Planning & Environment | GPO Box 39 Sydney NSW 2001

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**From:** Geoff Douglass [<mailto:gdouglass@ncc.nsw.gov.au>]

**Sent:** Tuesday, 28 April 2015 10:46 AM

**To:** Matthew Rosel

**Subject:** RE: SSD 6580, 18 Honeysuckle Drive - proposed amendment to car parking provision

Matthew,

As I understand the situation, there are 15 spaces available to satisfy Council's DCP requirements for visitor parking, but the applicant wants to allocate those spaces to the residential units. While the current application does not appear to provide for subdivision I assume that the concept of allocating all available spaces to the residential units is a precursor to strata subdivision.

I believe that the key issue is whether or not the 15 spaces should be formally allocated via a subsequent strata subdivision or remain as common property to be managed by an Owners Corporation. If the spaces remain as common property, that would enable flexibility in usage, allowing for changing needs of the residents. If the spaces were to remain as common property, there would be no objection to an Owners Corporation making arrangements with residential owners/occupiers to use the spaces.

I request that you consider imposing a condition on any consent to require that 15 spaces remain as common property in any subsequent strata subdivision connected to the residential component of the development.

Regards

**Geoffrey Douglass | Senior Development Officer (Projects)**

**Development And Building Services | Planning And Regulatory**

**The City of Newcastle**

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**From:** Matthew Rosel [<mailto:Matthew.Rosel@planning.nsw.gov.au>]

**Sent:** Monday, 20 April 2015 2:26 PM

**To:** Geoff Douglass

**Subject:** SSD 6580, 18 Honeysuckle Drive - proposed amendment to car parking provision

Hi Geoffrey,

The applicant has submitted a proposed amendment to the application at 18 Honeysuckle Drive, which is provided below and attached. The amendment seeks to delete residential visitor car parking from the scheme. Can you confirm whether Council has any comments on the proposed amendment? If Council has any comments I would appreciate it if you could provide them by **Monday, 27 April 2015**.

Kind regards

**Matthew Rosel**

Senior Planner, Metropolitan Projects

NSW Department of Planning & Environment | GPO Box 39 Sydney NSW 2001

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**From:** Gavin Edgar [<mailto:gavin@domagroup.com.au>]

**Sent:** Monday, 20 April 2015 10:34 AM

**To:** Matthew Rosel

**Cc:** Chris Farrington

**Subject:** RE: SSD 6580, 18 Honeysuckle Drive - additional informaion request

Matthew,

Further to our responses on the matters below we wish to request that the Department accept the recommendations of our traffic report whereby the development does not cater for visitor parking on site (see extracts of the report attached) as there is a large amount of offsite parking that is available to visitors to the development within the precinct.

The development will still provide the 185 spaces for the development with a single dedicated space for each residential unit. In a mixed use development any provision of residential visitor parks is difficult to control and manage through a secure shared entry and open to abuse by residents that don't get a car space if the NCC generation rates are used (which are ratios of less than 1 per unit). It may also a cause conflict with commercial users taking the residential spaces.

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