

Response to Issues – Department of Planning and Environment

21 Honeysuckle Drive, Newcastle – SSD 8019

Particulars of Issues	Response	Attachment
Objects of the <i>Environmental Planning and Assessment (EP&A) Act 1979</i>		
<i>The objects of this Act are:</i>		N/A
<i>(a) to encourage:</i>		
<i>(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,</i>	The proposal represents sound management of existing urban land (existing at-grade car park) to provide additional housing and employment opportunities in a location that can utilise existing and future transport infrastructure as well as existing utility capacity.	
<i>(ii) the promotion and co-ordination of the orderly and economic use and development of land,</i>	The proposal facilitates the re-use of an existing at-grade car park to provide for housing and employment opportunities in a location that is well serviced by transport and necessary urban support infrastructure and facilities.	
<i>(iii) the protection, provision and co-ordination of communication and utility services,</i>	The proposal is able to take advantage of existing and proposed infrastructure in an existing urban area which is undergoing transformation.	
<i>(iv) the provision of land for public purposes,</i>	The proposal includes pedestrian linkage through the site between Honeysuckle Drive and Worth Place Park.	
<i>(v) the provision and co-ordination of community services and facilities, and</i>	The site is well located and accessible to a range of services and facilities including tertiary education, open space, retail and commercial services to support the incoming population and workforce.	
<i>(vi) the protection of the environment, including the protection and</i>	The proposal has been assessed to have no adverse environmental impact noting that the site contains an existing at-grade car park.	

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conservation of native animals and plants, including threatened species and ecological communities, and their habitats, and		
(vii) ecologically sustainable development, and	The project has been assessed as being able to incorporate ESD measures and due to future light rail infrastructure will result in a transit orientated development.	
(viii) the provision and maintenance of affordable housing, and	The proposal contributes to the diversity and availability of housing stock in a well serviced, accessible and desirable location.	
(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and	The proposal is State Significant Development in accordance with Schedule 2, Clause 2 of the State Environmental Planning Policy (State and Regional Development) (SEPP SRD) 2011. Newcastle City Council has been consulted on the prior to and during assessment of the application.	N/A
(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.	A community consultation session was undertaken between 3:30pm and 6:30pm on 16 June 2017 at Colliers International Office at 18 Honeysuckle Drive (opposite the subject site).	See community consultation flyer and photos previously submitted.

Car Parking

"Car parking requirements need to be clarified.	An updated Traffic and Parking Assessment prepared by Seca and forms part of this resubmission.	See Attachments 1 and 3
Please provide an updated table showing the parking requirements based on the Council DCP for residential land use, identifying requirements for residential units, visitors, and commercial premises."	It is noted that Seca have reviewed the turning areas within the basement aisles and confirm that turning areas at the end of aisles are not required.	

Acoustic and Vibration Assessment

"Section 2 of the Acoustic and Vibration Assessment describes the site as consisting of two buildings and one level basement car parking. However, the EIS section 3, describes the site as consisting of three buildings and two levels of parking (basement and at-grade).	An updated Acoustic Assessment prepared by Renzo Tonin addressing this discrepancy forms part of this resubmission.	See Attachment 4
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<i>Please clarify this discrepancy and the associated noise and vibration assessment for the proposal."</i>		
Traffic Assessment		
<i>"Section 2.3.1 of the Traffic Assessment identifies level of service for morning and afternoon peak periods along Honeysuckle Drive, both for eastbound movements. Should the afternoon be for westbound movements? Section 4.3.2 goes on to discuss vehicle movements during the evening peak for westbound movements along Honeysuckle Drive."</i>	An updated Traffic and Parking Assessment prepared by Seca and forms part of this submission.	See Attachment 3
Updated Architectural Plans		
<i>"The new windows provided on the western elevation of building A will require updated floor plans to be provided detailing the new openings. To enable ease of assessment, please provide a new package of architectural drawings including the amended drawings."</i>	An updated set of Architectural Plans prepared by SJB Architects incorporating new windows and associated amendments forms part of this submission.	See Attachment 1
<i>"Further detail of the proposed communal open space is required, including landscaping, seating, bbq's or other facilities to be provided, any lighting, materials and finishes and detail of any privacy screening."</i>	An updated set of Landscape Plans prepared by Sydney Design Collective details communal open space areas at main roof level.	See Attachment 2
<i>"Indicative furniture layouts demonstrating the functionality of the 1 bedroom balconies."</i>	An updated set of Architectural Plans prepared by SJB Architects details furniture layouts to balcony areas.	See Attachment 1
<i>"The views from the sun indicate that the Level 1 apartments A104, A105, B104, B105, C104 and C105, while receiving solar access to private open spaces do not receive sufficient solar access to living areas. It is requested that the glazing to the living room of these apartments be</i>	The revised Architectural package illustrates the repositioned of glazing line to both the northern and southern elevations to those apartments within the central portion of the building to ensure solar access to living areas is achieved. In addition, it is noted that the privacy screen walls of the balconies / terraces to the northern courtyards have been reduced from 2.5m to 2.0m to enable greater solar access.	See Attachments 1 and 5



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<i>brought forward to be in line with the living room glazing of apartments A103 and A106 and other similar apartments in buildings B and C, to improve solar access to these apartments."</i>	The abovementioned changes result in approximately 13m ² of additional GFA to Building C. As such an updated Clause 4.6 statement forms part of this submission.	
ESD Principles		
Please reconfirm ESD principles and initiatives relative to the proposed development	<u>Precautionary Principle</u> The precautionary principle is applied where there is uncertainty as to potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. It requires: - Careful evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment; and - An assessment of risk-weighted consequences of variation options. This EIS has not identified any serious threat of irreversible damage to the environment that would arise from the proposal. On this basis, the precautionary principle does not require further consideration for the subject proposal. <u>Inter-generational equity</u> Inter-generational equity requires that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by: - Fostering new employment and business with the introduction of flexible retail tenancies at ground floor level; - Providing jobs and new housing within walking distance to public transport, employment and a range of services and facilities to minimise private vehicle usage and the associated environmental impacts; - Improving the public domain and amenity in the Honeysuckle Precinct and wider city centre; and	N/A

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	- Implementing management measures to protect the environment during the construction and ongoing operation of the development. <u>Conservation of biological diversity and ecological integrity</u> This principle requires that conservation of biological diversity and ecological integrity should be a fundamental consideration for development. The proposal will not have any significant effect on the biological diversity and ecological integrity of the locality or wider area. <u>Improved valuation, pricing and incentive mechanisms</u> This principle identifies the need to consider environmental factors, in valuation of assets and services, including the cost of pollution, the costs of environmental resources that are used or impacted in the production of goods and services, and the cost of waste disposal. The proposal provides for the implementation of mitigation measures for avoiding, reusing, recycling and managing waste during construction and operational phases of the development including: - Investigate the potential for additional sustainable technologies such as photovoltaic energy to reduce carbon emissions in operation; - Facilitate the use of low carbon transport such shared or electric cars; - Reuse and recycle construction materials as much as possible on site, reducing waste to landfill and embodied energy; - Promote and facilitate recycling practices amongst residents and visitors as well as during construction works; and - Promote the selection of low environmental impact materials.	