

## Response to Newcastle City Council's Submission

### **RE: Response to Submission from Newcastle City Council on Mixed Use Development (SSD 8019 MOD1) at 21 Honeysuckle Drive, Newcastle NSW 2300**

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As a result of the public exhibition process of State Significant Development (SSD 8019 MOD1) a submission was received from the Newcastle City Council (Council) outlining a number of concerns.

The Department of Planning and Environment (Department) have requested that the submission be addressed as part of the assessment process. Consequently, please find below a summary of the points raised by Council and the corresponding response.

## 1 Proposed Modifications

### Submission

*In addition to the proposed design modification indicated in the SEE, the submitted plans include amendments to commercial tenancy balcony on the ground floor plan and the inclusion of bay windows to the western elevation at level 1 which have not been acknowledged.*

*The SEE does not address whether the inclusion of the former AC condenser rooms into the residential apartments increase the overall gross floor area and floor space ratio of the development.*

### Response

The windows on level 1 western façade of western building, and the amendment of the balcony layout to the ground floor commercial tenancy are minor and considered to be generally in accordance with the original approval.

While technically the removal of the internal condenser rooms and the incorporation of them into units does impact on total GFA for the building, the increase is considered to be generally in accordance with the approved plans. The changes are internal to the building and have no impact to the bulk and scale of the site.

## 2 Acoustic Assessments

### Submission

*The SEE is not supported by any acoustic assessment information in respect to the proposed amendments to the roof top plant rooms and AC condensers. This aspect of the proposal should be subject to an assessment by an acoustical engineer and written advice provided with the application prior to determination for assessment such that any recommendation of the acoustic assessment may be incorporated as appropriate conditions of consent. This is recommended to ensure plant room noise does not exceed appropriate noise criteria within habitable areas of the proposal, as well as existing and future nearby residential developments.*

## Response

A response has been prepared by an Acoustic Engineer addressing the concerns raised relating to potential impacts caused by the relocation of the AC condensers to the roof top plant.

The recommendation is that the material used to screen the mechanical plant should consist of an impervious material. This is something that could be implemented as a condition of the consent.

A copy of the report prepared by Muller Acoustic Consultants is attached in Appendix A.

KDC trusts that this response to the submissions suitably addresses the concerns raised by the Council. If you have any questions regarding this letter please do not hesitate to contact Samuel Newman on (02) 4940 0442.

Yours sincerely



Samuel Newman  
**Town Planner**  
**KDC Pty Ltd**

**Enc. Appendix A – Acoustic Report.**