

Modification of Development Consent

Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Director
Key Sites Assessments

Sydney: 11 May 2020

SCHEDULE 1

Development consent:	SSD 8019 granted by the Minister for Planning on 23 February 2019
For the following:	Construction of a mixed-use development comprising three, two to seven storey buildings, two levels of parking, commercial/retail space on the ground floor, 148 residential units including 10 terraces and communal rooftop areas on Buildings A and B.
Applicant:	DOMA Group
Consent Authority:	Minister for Planning and Public Spaces
The Land:	50 Honeysuckle Drive, Newcastle proposed Lot 2 in Lot 2000 in DP1145678
Modification:	MOD 3: Amendments to bicycle and car parking spaces

SCHEDULE 2

1. The above approval is amended by the deletion of ~~striketrough~~ text and inclusion of **bold and underlined** text as follows:

TERMS OF CONSENT

A2 The development may only be carried out:

- a) in compliance with the conditions of this consent
- b) in accordance with all written directions of the Secretary
- c) generally in accordance with the EIS and Response to Submissions
- d) in accordance with the approved plans in the table below **and Condition A3A.**

Architectural (or Design) Drawings prepared by SJB Architects			
Drawing No.	Revision	Name of Plan	Date
DA0103	17	Site Plan/ site analysis	15.05.2019
DA0200	17 <u>25</u>	Basement Plan	15.05.2019 <u>04.05.2020</u>
DA0201	17 <u>25</u>	Ground floor plan	15.05.2019 <u>04.05.2020</u>
DA0202	17	Level 01 floor plan	15.05.2019
DA0203	17	Level 02 floor plan	15.05.2019
DA0204	17	Level 03 floor plan	15.05.2019
DA0205	17	Level 04 floor plan	15.05.2019
DA0206	17	Level 05 floor plan	15.05.2019
DA0207	17	Level 06 floor plan	15.05.2019
DA0208	17	Roof plan	15.05.2019
DA0220	17	Apartment types – 1 beds	15.05.2019
DA0221	17	Apartment types – 2 beds	15.05.2019
DA0222	17	Apartment types – 3 beds	15.05.2019
DA0223	17	Apartment types – 4 beds	15.05.2019
DA0250	17	Adaptable apartments	15.05.2019
DA0501	18	Site elevations	19.07.2019
DA0502	17	Internal elevations	15.05.2019
DA0601	17	Site sections	15.05.2019
DA4000	17	External finishes	15.05.2019
DA5000	17	Façade detail	15.05.2019
Landscape Drawings prepared by Sydney Design Collective			
Drawing No.	Revision	Name of Plan	Date
LDA 01	D	Landscape identify and principles	Nov 2017
LDA 02	D	Landscape plan	Nov 2017
LDA 03	D	Landscape elevation B-B and C-C	Nov 2017
LDA 04	D	Landscape elevation D-D and	Nov 2017

		section E-E	
LDA 05	D	Landscape roof plan and Section	Nov 2017
LDA 06	B	Communal rooftop plan	Nov 2017
LDA 07	D	Communal rooftop section and planting	Nov 2017
LDA 08	D	Indicative planting list	Nov 2017

2. The above approval is amended by the deletion of ~~striketrough~~ text and inclusion of **bold and underlined** text as follows:

LIMITS ON CONSENT

A3 This consent does not approve:

- Strata subdivision
- Retail fit out
- Commercial fit out
- Café fit out, and
- Signage apart from street numbering

Separate development application(s) must be lodged and consent obtained for the above works and uses (except where exempt and complying development applies).

A3A The development is limited to the following:

- a) **169 residential car parking spaces**
- b) **31 residential visitor car parking spaces**
- c) **5 commercial car parking spaces**
- d) **167 bicycle parking spaces in the basement and ground level including 16 bicycle parking spaces in the public domain. No bicycle spaces are permitted to be located in the through-site link.**

3. The above approval is amended by the deletion of ~~striketrough~~ text and inclusion of **bold and underlined** text as follows:

CAR PARKING

B16 The development shall provide car parking in accordance with the following requirements:

- a) a total of ~~190~~ **205** on-site car parking spaces comprising:
 - (i) ~~154~~ **169** residential car parking spaces
 - (ii) 31 residential visitor car parking spaces
 - (iii) 5 commercial car parking spaces.
- b) all vehicles should enter and leave the site in a forward direction
- c) Car park entry/exits shall be designed in such a manner as to ensure that the future queuing areas and capacity requirements comply with Appendix D of AS 2890.1-2004
- d) The layout of the proposed car parking areas associated with the subject development (including driveways, ramps, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) shall be accordance with AS 2890.1-2004, AS 2890.6 for accessible spaces and AS2890.2-2002 for heavy vehicles where applicable.

4. The above approval is amended by the deletion of ~~strike through~~ text and inclusion of **bold and underlined** text as follows:

BICYCLE PARKING

B17 The development shall provide bicycle parking in accordance with the following:

- a) ~~222 bicycle spaces, including 154 residential storage cages and 68 lockable spaces on the ground floor~~
167 bicycle parking spaces across the ground floor and basement levels. 16 commercial and visitor bicycle spaces are permitted in the public domain on ground level. No bicycle spaces are permitted to be located in the through-site link.
- b) The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of *Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities* except that:
 - (i) all bicycle parking for occupants of residential buildings must be Class 1 bicycle lockers
 - (ii) all bicycle parking for staff / employees of any land uses must be Class 2 bicycle facilities
 - (iii) all bicycle parking for visitors of any land uses must be Class 3 bicycle rails.

5. The above approval is amended by the inclusion of **bold and underlined** text as follows:

MAXIMUM CAR PARKING NUMBER

F9 The on-site car parking is limited to a maximum of 205 car parking spaces including 169 residential car parking spaces, 31 residential visitor car parking spaces and 5 commercial car parking spaces at any one time.

End of modification
(SSD 8019 MOD 3)