

5 June 2019

Warwick Miller
Director
Miller Property Corporation

Delivered via email

cc: Stuart Campbell, CKDS Architecture

Dear Warwick

Consent to Lodgement of Development Application – 45 Honeysuckle Drive, Newcastle

The Hunter and Central Coast Development Corporation (HCCDC) provides landowner consent to lodgement of the Development Application (DA) for 45 Honeysuckle Drive pursuant clause 47.3 and 48.1 of the Contract for Sale, dated 17 December 2018.

You have provided HCCDC with the following documentation for review:

- Architectural drawings, being:
 - DA-001-011 Issue B
 - DA-012-013 Issue C
 - DA-101 Issue I
 - DA-102 Issue J
 - DA-103 Issue H
 - DA-104 Issue I
 - DA-105-106 Issue H
 - DA-201-204 Issue B
 - DA-401 Issue E
 - DA-402 Issue C
 - DA-501-506 Issue B
 - DA-700-703 Issue B
 - DA-704 Issue A
 - DA-800 Issue B
- BASIX Certificate (17 May 2019)
- SEPP 65 Design Quality Statement Revision A (Hill Thalys and CKDS Architecture, 16 May 2019)



- SEPP 65 Verification Statement Revision A (Hill Thalys and CKDS Architecture, 16 May 2019)
- Pre-construction Certificate BCA 2019 Review for DA Submission (NewCert, 7 May 2019)
- Mine subsidence deskstudy [sic] (Coffey, 24 April 2019)
- Noise Impact Assessment (Reverb Acoustics, April 2019)
- Heritage Assessment (Umwelt, May 2019)
- Plan of Management (Horizon Newcastle, May 2019)
- Preliminary fire safety engineering review (Warringtonfire, 8 May 2019)
- Preliminary Geotechnical Investigation (Ade Consulting Group, 29 April 2019)
- Preliminary Acid Sulphate Soil Management Plan (Ade Consulting Group, 10 May 2019)
- Dewatering Management Plan (Ade Consulting Group, 10 May 2019)
- Remediation Action Plan (Ade Consulting Group, 7 May 2019)
- DDA Compliance Report (Indesign Access, 8 May 2019)
- Concept Stormwater Plan drawing C-0010 Revision B (BG&E, 7 May 2019)
- Stormwater Management Plan (report) (BG&E, 9 May 2019)
- Erosion and Sediment Control Plan drawing C-0700 Revision A (BG&E, 7 May 2019)
- Structural engineering mine subsidence design statement (BG&E, 7 May 2019)
- Flooding Assessment (Northrop, 8 May 2019)
- Draft Construction Traffic and Pedestrian Management Plan (SECA Solution, May 2019)
- Traffic Impact Assessment (SECA Solution, April 2019)
- Operational Waste Management Plan Revision D (Elephants Foot, 3 May 2019)

The above list of documents represents the most current documentation supplied to HCCDC. I request that should these documents be updated through the approvals process, you promptly supply any revisions to HCCDC to ensure our records remain up to date.

I note the development of the design for the site has been before the State Design Review Panel three times over the previous six months, resulting in a unique and striking built form response that will enhance the quality of the Honeysuckle precinct.

My team has been present for these meetings and has had the opportunity to provide input to the design during development of this concept. The key interests of HCCDC are re-iterated below:

- Integration with the public domain at all of the site boundaries
- Consistent design principles applied between the public and publicly-assessable areas of the proposed development
- Recognition of the importance of Honeysuckle Drive through the design of the building and interfaces
- Regard for activation along Honeysuckle Drive, where practical and achievable, and



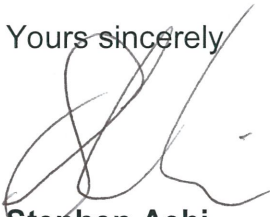
- Overall built form outcome that positively contributes to the Honeysuckle precinct.

I acknowledge that these design aspects have been suitably addressed through the development of the built form concept.

I recognise that this application will be progressed through the State Significant Development (SSD) framework and assessed by the Department of Planning, Industry and Environment (DPIE). Noting that City of Newcastle is a key stakeholder in the delivery of this development, I strongly encourage early and collaborative engagement with various departments within Council. This will seek to allow for a smoother approvals process and ensure a coordinated approach to delivery of this significant project.

I look forward to the timely progress of this development and request that you please provide confirmation of lodgement to HCCDC's Kristi Jørgensen at the details below.

Yours sincerely



Stephen Aebi
PROJECT LEADER

Email: Kristi.jorgensen@hccdc.nsw.gov.au
Telephone: 02 4904 2769

