

5 March 2019

Lawren Drummond
Planning Officer
Regional Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Reply by email: lawren.drummond@planning.nsw.gov.au

Dear Lawren

**MIXED USE DEVELOPMENT (SSD 8019 MOD 1) 21 HONEYSUCKLE DRIVE
NEWCASTLE**

I refer to your letter of 13 February 2019 advising KDC Pty Ltd, on behalf of the applicant Doma Holdings (NSW) Pty Ltd, has submitted an application to modify the development consent and inviting City of Newcastle to comment.

The Statement of Environmental Effects (SEE) prepared by KDC in support of the application and the amended plans have been reviewed and the following comments are offered for your consideration:

1. Proposed modifications

In addition to the proposed design modifications indicated in the SEE, the submitted plans include amendments to the 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 increases the overall gross floor area and floor space ratio of the development.

2. Acoustic Assessments

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 recommendations 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.

If you have any questions in relation to the various matters raised in this letter, please contact Geof Mansfield, Principal Planner (Development) on 4974 2767 or by email at gmansfield@ncc.nsw.gov.au .

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michelle Bisson', with a long horizontal flourish extending to the right.

Michelle Bisson
MANAGER REGULATORY PLANNING AND ASSESSMENT