

12 January 2015

Planning Services
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Manager – Key Sites

SUBJECT: SSD 6580 - Application for new Commercial and Residential Building;
PROPERTY: 18 Honeysuckle Drive, Newcastle.

Port of Newcastle (PON) is the long term lessee of the NSW State Government land and other assets that form the Port of Newcastle, having commenced a 98 year lease of the port from the NSW State Government on 31 May 2014. The Port of Newcastle is the world's largest coal export port and one of Australia's largest ports by throughput tonnage, handling more than 25 different cargoes, and more than 4,600 ship movements per year.

The Honeysuckle Precinct is located adjacent to Newcastle Harbour and in close proximity to the operational areas of the working Port. The closest operating berth is West Basin No. 3, located 600 metres to the north of the proposed development.

As part of the Environmental Assessment, it is noted that a Noise Impact Assessment has been prepared by Reverb Acoustics in support of the application to determine the noise impacts within habitable spaces of the development and ensure that noise levels comply with relevant standards and guidelines.

In establishing the background noise level, it is assumed that whilst not specifically assessed, noise from normal port operations would have contributed to this noise level. Noise from the operations of the port would include noise from vessels and tug boats, (ship engines, auxiliary engines and ships horns), loading and unloading operations and landside operations.

To ensure that future residents are not unduly affected by external noise sources such as road, rail or future light rail noise and noise from sources such as those associated with the operation of the Port it is recommended that the following Conditions of Approval be included:

1. The design of buildings, in particular the window treatment for all habitable rooms be required to meet the standards for glazing and noise attenuation as set out in Tables 10 and 11 of the Noise Impact Assessment;
2. The following notation be included in each 'Contract of Sale' and on the Section 149 Planning Certificate for each residential unit within the development.

"This property is in close proximity to the Port of Newcastle. From time to time the location may experience noise, or other factors that arise from the normal operations of a 24 hour working port."

If you have any further enquiries regarding this matter, please contact Rebecca Johnston – Planning Officer on 4908 8219.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'M. Dowzer', with a stylized, cursive script.

Michael Dowzer
EXECUTIVE MANAGER COMMERCIAL