

Phone: (02) 49246477 Fax: (02) 49246490  
christopher.williams@hnehealth.nsw.gov.au

31 July 2017

Ms Diane Sarkies  
Planner  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Sarkies

**21 HD DOMA HOLDINGS – MIXED USE DEVELOPMENT  
50 HONEYSUCKLE DRIVE, NEWCASTLE – SSD 16-8019**

I refer to the Environmental Impact Statement (EIS) exhibited on the NSW Department of Planning & Environment website in relation to the proposed Mixed Use Development in the Honeysuckle Precinct, Newcastle. The proposal comprises 3 buildings of 2-7 storeys including 190 basement/at ground car parking spaces, 226m<sup>2</sup> of commercial/retail space and 154 residential units.

Hunter New England Population Health (HNEPH) has reviewed the EIS and makes the following comments for your consideration:

- The Construction Management Plan should include an undertaking to minimise any potential adverse health effects caused by air quality (dust) and noise pollution issues on the surrounding community. Furthermore a mechanism should also be included to allow the community to seek remedial action from the proponent, in a timely fashion, should air quality and noise generation becomes problematic.
- The site has a long history of mixed uses which may have led to soil contamination. Any soil contamination should be addressed before the residential and commercial development occurs. A remediation plan for the site should require that all land being used for residential and commercial purposes will have all contaminated soil removed and the final remediation be validated as safe by a Site Auditor.
- A Mosquito Management Plan including a risk assessment should also be included to ensure any potential mosquito breeding sites are identified e.g. natural or constructed wetlands, stormwater drains, lagoons, ponds and low

Hunter New England Local Health District  
ABN 63 598 010 203

Hunter New England Population Health  
Locked Bag 10  
Wallsend NSW 2287  
Phone (02) 4924 6477 Fax (02) 4924 6490  
Email HNELHD-PHEnquiries@hnehealth.nsw.gov.au  
www.hnehealth.nsw.gov.au/hnepth

lying areas. The mosquito management plan will also assist to prevent both nuisance biting mosquitoes and disease transmitting mosquitoes affecting workers, employees, visitors and the local population.

- The Stormwater Management Plan must also address mosquito breeding issues such as natural depressions and drainage channels around the site. This is to reduce both nuisance biting and disease transmitting mosquitoes to the local population.
- Consideration should be given to any proposed air conditioning system for the development. An air conditioning and ventilation system other than a cooling tower with water circulation is recommended. If a cooling tower system is installed, the system will need to meet the requirements of the local authority, the *Public Health Act 2010*, associated regulations, the *NSW Code of Practice for the Control of Legionnaires Disease 2004* and relevant Australian Standards. The system must also be registered with the local authority.
- The Stormwater Management Strategy proposes a roof water re-use system incorporating a 30kL below ground re-use tank and a number of above ground bio-retention basins/gardens. The overflow from this system will divert to the site stormwater drainage, into Honeysuckle Drive/Worth Avenue street drainage and then into Newcastle Harbour (Throsby Basin). The proposed re-use system will need to comply with the *Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (phase 1) 2006* and be validated in the EIS.

If you require any further information please contact Chris Williams, Environmental Health Officer on 4924 6477

Yours sincerely



**Prof David Durrheim**  
**Service Director - Health Protection**  
**Hunter New England Population Health**