

19 August 2017

NSW Department of Planning & Environment
(online submission)

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8019

To Whom It May Concern

**RE: SSD 8019 Mixed Use Residential and Commercial Development,
21 Honeysuckle Drive, Newcastle (50 Honeysuckle Drive, Newcastle)**

KOFM & HIT 106.9 are both the heritage and leading radio stations in Newcastle, owned by Southern Cross Austereo.

Just 12 months ago, we consciously chose the 7th level of 18 Honeysuckle Drive to ensure our \$5m studio fitout enjoyed views across the harbour.

We moved into our new tenancy just a few weeks ago at the end of June, 2017.

The view across the harbour obviously assists our on-air presenters to consistently relate the beauty of Newcastle and the Honeysuckle precinct to the greater community.

This is beneficial for other businesses, the public and tourists alike.

We were led to believe the waterfront development in front of our building was to be restricted to 6 levels or less. Hence our decision to take the 7th level in our building.

The significant loss of viewing corridor that would be the result if the proposed development goes ahead would materially reduce the amenity of our building and our tenancy in particular, and is not adequately justified in the development application.

The proposal seeks to maximise its allowable floor space by increasing building height beyond the LEP controls. This has created a material view impact from our tenancy - by effectively closing in the view corridor to the scenic water view. The EIS report has not adequately addressed this impact nor proposed any mitigating response to this impact. This impact could be avoided or reduced if greater building separation was achieved.

We request the plans to be amended to create this separation to preserve the viewing corridor and general amenity that we and other occupiers of our building had reasonably expected.

This is very important to us as we currently enjoy expansive views over the car park and the impact of the new development will be significant to our view and workplace amenity.

As a result, we cannot support the non-compliance of this aspect of the proposal.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ashley Myatt', written in a cursive style.

Ashley Myatt
NSW Regional General Manager