

21 August 2017

Key Sites Assessment  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Diane Sarkies

*Submitted via DPE Website*

**SUBJECT: SSD 8019 – Mixed Use Commercial and Residential Development;**  
**PROPERTY: 21 (50) Honeysuckle Drive, Newcastle.**

Port of Newcastle (PON) is the manager of 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 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 in which the proposed development is located, is adjacent to Newcastle Harbour and the Port of Newcastle area, as defined by the State Environmental Planning Policy (Three Ports) 2013 ('the Ports SEPP'). The Harbour foreshore forms the boundary between the Newcastle LEP 2012 and the Ports SEPP.

The subject site is in close proximity to the operational areas of the working Port, with the Svitzer Tug Base, Graincorp Facility and West Basin No. 4 Berth located within 300 to 500 metres of the proposed development. PON has also recently leased the vacant development site (formerly the Forgacs Shipyard) in Carrington to Thales Australia, located 500 metres north-west of the subject site. Thales intend to develop the site for a major marine ship repair and maintenance facility, consistent with the development plans identified in *Port of Newcastle's Port Development Plan 2015 – 2020*.

Under the Ports SEPP, the adjoining land is zoned SP1 Special Activities. The objectives of this zone include maximising the use of waterfront areas to accommodate port facilities and industrial, maritime industrial, freight and bulk storage premises that benefit from being located close to port facilities, enabling the efficient movement and operation of commercial shipping, providing for the efficient handling and distribution of freight from port areas through the provision of transport infrastructure and to encourage employment opportunities.

It is therefore reasonable to expect that this land will be developed and used for shipping, port related and intensive industrial uses that may have a range of noise and amenity impacts on nearby residents. Noise from the operations of the port includes noise from vessels and tug boats, (ship engines, auxiliary engines and ships horns), cargo loading and

unloading operations and landside operations for storage and distribution. These are on-water operations or activities that are conducted in the open air and required to operate on a 24 hour / 7 day a week basis, meaning that noise sources cannot be eliminated or easily mitigated by engineering or design solutions.

Neither the Environmental Impact Statement (EIS) or the Acoustic Assessment prepared by Renzo Tonin & Associates in support of the application, has identified the proximity of the port or the industrial acoustic environment in its description of the site and its context. Noise monitoring has focused on noise from traffic and ambient noise at the development site with no specific monitoring or modelling undertaken for current or future industrial contributions.

The building design only allows for acoustic protection glazing (Rw32/35) for units facing Honeysuckle Drive. To ensure that future residents are not unduly affected by external noise from port operations, and in consideration of the existing and future potential land uses envisaged in the adjoining port zone, it is suggested the glazing rating for all units be amended to achieve the same high acoustic protection.

If you have any further enquiries regarding this matter, please contact me on 4908 8219.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Rebecca Johnston', written in a cursive style.

Rebecca Johnston  
**PLANNING OFFICER**