

25 August 2017

Ms Diane Sparks  
Contact Officer for SSD8019  
Department of Planning & Environment  
320 Pitt Street  
SYDNEY NSW 2300

Dear Diane

**Response to Notice of Exhibition - SSD8019  
Doma Group's Proposed Development of 21 Honeysuckle Drive, Newcastle**

Regarding the abovementioned Notice in the letter dated 30 June 2017, the Hunter Development Corporation (HDC), as landowner of the site and the adjacent public domain, is pleased to respond with the following points for the Department to consider:

1. Ground Flood Activation – HDC and its design review panel selected the proposal from a competitive site disposal process. Key in our consideration was the quality of the design, the visual difference and new housing type offered by the terraced apartments which front the public domain and provide a buffer from the taller elements of the development. HDC's vision is to have activation nodes (whether by way of retail uses or otherwise) along the foreshore rather than a continuous retail strip. HDC supports the proposed kiosk on the northeast corner of the building and considers it will add to the amenity of the public domain.
2. Public Domain Disclaimer – HDC would like any conditions of consent to mandate that relevant the strata plan includes an acknowledgment and acceptance from owners of units that the public domain will remain in public ownership and will include tall trees, shade structures which may impact resident's views over time. Further, the use of the adjacent public domain for public events and use of the working Port, may affect resident's quiet enjoyment. If the Department has other mechanisms to reinforce this issue HDC welcomes them.
3. Intersection at Honeysuckle Drive – HDC is aware that Transport for NSW is committed to providing a right turn onto Honeysuckle Drive from Steel Street. This new intersection will provide sufficient access to the site from the east and south. HDC is also exploring the concept of a new roundabout on Honeysuckle Drive between Cottage Creek and Hannel Street which will further enhance access to the development.

Thank you in advance for considering HDC's feedback. If you would like any further information regarding the above, please do not hesitate to contact Jeremy Amann on the details below.

Yours sincerely



**Valentina Misevska**  
DIRECTOR PROPERTY DEVELOPMENT

Email: [jeremy.amann@hdc.nsw.gov.au](mailto:jeremy.amann@hdc.nsw.gov.au)  
Telephone: 4904 2762