



11 September 2018



Ms Emily Dickson
Planning Officer
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received
14 SEP 2018
Scanning Room

Dear Ms Dickson

MIXED USE DEVELOPMENT, 35 HONEYSUCKLE DRIVE NEWCASTLE (SSD 17_8999)

Thank you for the opportunity to comment on the Environmental Impact Statement (EIS) for the Mixed Use Development at 35 Honeysuckle Drive, Newcastle (SSD 17_8999).

The development is located within the Honeysuckle Precinct in Newcastle. It comprises of ground floor retail premises; and 92 apartments; in two eight storey buildings with basement parking.

The EIS has been reviewed by Hunter New England Population Health with particular attention paid to management of air quality, noise, water and other issues that may impact on public health. The following comments are made for your consideration:

- The Noise Impact Assessment identifies actions to minimise any potential adverse health effects caused by noise pollution on the surrounding community. A mechanism should be included to allow the community to seek remedial action from the proponent in a timely fashion, should noise generation become 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.
- As this development is within 400 metres of an international first port of entry under the International Health Regulations, there is potential for exotic mosquitoes (imported through shipping vessels and/or containers) to establish and spread diseases including dengue. Thus a Mosquito Management Plan containing a risk assessment should be included to ensure potential mosquito breeding sites are identified e.g. natural or constructed wetlands, stormwater drains and low lying areas. A 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 proponent should consult the Department of Medical Entomology at the University of Sydney when drafting the Mosquito Management Plan to address both native and exotic mosquito risks.

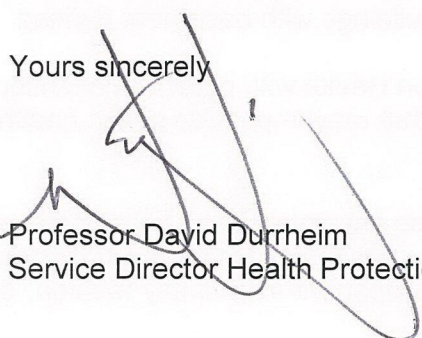
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- Consideration should be given to any proposed air conditioning system for the development. An air conditioning and ventilation system, other than a cooling tower with water circulation is recommended. If a cooling tower system is installed, the system will need to meet the requirements of Newcastle City Council, 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 be registered with Newcastle City Council.
- The Stormwater Management Strategy proposes a roof water re-use system incorporating below ground re-use tanks and an above ground bio-retention basin/rain garden. The overflow from this system will divert to the site stormwater drainage, into Honeysuckle Drive and then into Newcastle Harbour. The proposed re-use system will need to comply with the *Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (phase 1) 2006*.
- The Stormwater Management Strategy should also have a particular focus on mosquito management such as addressing natural depressions and drainage channels around the site. This is to reduce both nuisance biting and disease transmitting mosquitoes to the local population.

If you require any additional information in relation to this matter, please contact Cindy Gliddon, Environmental Health Officer on 4924 6468 or via email at cindy.gliddon@hnehealth.nsw.gov.au.

Yours sincerely



Professor David Durrheim
Service Director Health Protection