

Regulatory Planning and Assessment: G.Mansfield
Reference: PB2018/12865

26 November 2018

Mr Joel Hebert
Planning Officer
Regional Assessments
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



PO Box 489, Newcastle
NSW 2300 Australia
Phone 02 4974 2000
Facsimile 02 4974 2222
Email mail@ncc.nsw.gov.au
www.newcastle.nsw.gov.au

Email: Joel.Herbert@planning.nsw.gov.au

Dear Mr Hebert

**MIXED USE DEVELOPMENT (SSD 8440 MOD 1) 42 HONEYSUCKLE DRIVE
NEWCASTLE**

I refer to your email of 7 November 2018 advising KDC Pty Ltd, on behalf of the applicant Doma Holdings (Honeysuckle) Pty Ltd, has submitted an application to modify the project approval and inviting City of Newcastle to comment.

The Planning Report prepared by KDC in support of the application and the amended plans have been reviewed and the following comments are offered for your consideration:

1. Proposed modifications

According to the above report, the proposed modifications involve alterations to the 'hotel units' (i.e. serviced apartments) in the south west corner on the ground floor. The plan extract from the approved floor plan shown in Figure 2 of the report (Pg. 2) is in fact from an earlier superseded version. Given these circumstances it is recommended KDC are requested to confirm the overall increase in the gross floor area of the development as indicated in the report is still correct.

Apart from the alterations to the accessible hotel rooms cited in the report, it is noted a number of other modifications are indicated on the submitted amended plans for which no explanation has been provided. Notably the modifications to the 'plant level' as depicted on the amended elevations.

Similarly, a comparison of the parking schedules indicated on the approved and revised general arrangement plans indicate that changes are proposed to the total number and allocation of car parking spaces as required by condition B20 of the project approval, as well as the number of motorbikes and bicycle spaces. It not clear from the submitted plans where these modifications have been made.

2. Amendment to LEP

The approved mixed use development includes a residential flat building. This component of the development relied on clause 7.7 of the NLEP for its permissibility. It is advised that this clause was repealed on 12 October 2018. Consequently, shop top housing is the only form of residential accommodation permitted in the B3-Commercial Core zone.

It is acknowledged that this change to the NLEP has no implications for the submitted modification application and is for the information of the Department.

If you have any questions in relation to the various matters raised in this letter please contact me on 4974 2767 or by return email.

Yours faithfully

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

Geof Mansfield
PRINCIPAL PLANNER (DEVELOPMENT)