



Planning Assessment Commission

8 May 2012

Mr Sam Haddad
Director General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad,

Honeysuckle Central Modification 1 (MP08_0043)

I refer to the Deputy Director General's letter dated 20 April 2012 referring the above modification application to the Planning Assessment Commission for determination.

Mr Neil Shepherd AM, the Acting Chair of the Commission, nominated me to consider and determine the application.

I have considered the application, submissions from public agencies and the Newcastle City Council, and the Department's assessment report and its recommendation.

The proponent requested to meet with the Commission to discuss the Department's recommendation particularly the reduction of on-site parking spaces from 443 to 380. The meeting was held on 8 May 2012 at the Commission's Office. The meeting discussed the justification of the additional parking spaces including market demand, Newcastle City Council's DCP control, uncertainty of the future of the rail line and station, current parking problems in Honeysuckle, the need of A Grade office space with adequate parking, the unreliability of train travel and the mode of travel to work in the CBD/Honeysuckle areas.

I have carefully considered the reasons presented by the Department and the proponent on the need of the additional parking spaces. The area available for the additional parking is a result of the deletion of the two entry access points and associated ramps for the upper levels and a minor modification to the design of the façade fronting Wright Lane. Most of the additional parking spaces are stack parking to maximise the use of the otherwise empty spaces. There is no increase in building bulk or footprint as a result of the additional parking spaces.

I agree that the uncertainty of the future of the rail line and station raised significant doubt on the issue of accessibility via rail transport. I also note that Newcastle City Council's comment that the proposed additional space would reduce the need for on-street parking.

Having regard to the information available, I am satisfied that the additional parking spaces proposed in the modification application will have minimal impact on the mode of travel to work. Other issues have been adequately addressed in the Department's assessment report and the recommended conditions of consent. The modification application is approved subject to the Department's recommended conditions as amended (see Attachment 1).

The files and signed instrument of approval are returned with this letter.

Yours sincerely

Richard Thorp
Planning Assessment Commission

cc. The Hon Brad Hazzard MP
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