

Regulatory Planning and Assessment.MBisson/GMansfield
Reference: PB2020/00972
Phone: 4974 2000



12 February 2020

Minoshi Weerasinghe
Planning Officer
Key Site Assessments
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Response by email: Minoshi.Weerasinghe@planning.nsw.gov.au

Dear Minoshi

MIXED USE DEVELOPMENT (SSD-8999-MOD-3) 35 HONEYSUCKLE DRIVE, NEWCASTLE

I refer to the Department's electronic notification of 16 January 2020 advising the applicant of Lee 4 Pty Ltd has submitted a section 4.55(2) application to modify the design (i.e. Roofs of Buildings A and B) of the approved State significant development which has been placed on public exhibition and inviting City of Newcastle ('CN') to comment.

The application and supporting documentation and plans have been reviewed by CN officers and we have no specific comments to put forward. The assessment of the planning merits of the proposed modified development is a matter for consideration by the Department and the Minister of Planning and Public Spaces.

As you would be aware the applicant has also submitted section 4.55(1) application (SSD-8999-MOD-4) seeking approval to other design modifications to the approved development. CN's response to this application will be provided under a separate letter.

The supporting documentation does not indicate whether the combined cost of the proposed MOD 3 and MOD 4 modifications increases the total cost of the development. This matter is relevant to the consideration of the development contribution required for the development. Based on a 3% development levy, the applicant paid in November 2019 a monetary contribution of \$1,384,720.18 to CN. Should the MOD 3 & MOD 4 applications increase the total cost of development, imposing a further contribution is recommended. It is acknowledged that the Minister can exercise his discretion as to whether the imposition of a further contribution is warranted.

If you have questions in relation to the above advice, please contact Geof Mansfield, Principal Planner (Development) on 4974 2767.

Yours faithfully

A handwritten signature in black ink, appearing to read "Michelle Bisson".

Michelle Bisson
MANAGER REGULATORY PLANNING AND ASSESSMENT