



16 December 2020

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Keiran Thomas and Emma Butcher
Department Planning, Industry, and Environment
Correspondence via Planning Portal

Dear Keiran & Emma,

RE: Response to Request for Additional Information – 42 Honey Suckle Drive, Newcastle – SSD 10378

1 INTRODUCTION

This letter is submitted to the Department of Planning, Industry, and Environment (DPIE) in response to the Request for Additional Information (RAI) issued on 3 December 2020, relating to SSD 10378 located at 42 Honeysuckle Drive, Newcastle.

Further information or clarification regarding operations, the plans, loading and parking have been requested. These matter have been addressed below along with supporting documents: Waste servicing letter (refer Appendix A), stamped plans from SSD 8440 (refer Appendix B), amended PoM (refer Appendix D), amended Plans (refer Appendix C and E).

2 MATTERS FOR CONSIDERATION

1. Amended plans showing the ground floor access a minimum height of 4.5m required for a medium rigid vehicle in accordance with AS2890.2.

Bates Smart have reviewed the plans and obtaining the required 4.5m is unattainable. To provide for the clearance will increase the height of the building and also affect the flood levels. The design as presented, with 4.3m access, has proceeded as DOMA and associated consultants are confident that the proposal can be serviced under the current scheme. An email provided by Remondis has confirmed they can service the proposal via the basement waste collection area, refer to Appendix A, this has been assessed and reiterated by SLR traffic consultants in their amended TIA submitted with the previous response to submissions.

Under SSD 8440 (22 June 2018) The Department of Planning, Industry, and Environment (and Newcastle City Council) previously approved a loading dock with a working height of 3.400m and a vehicular height clearance of 3.585m, (refer to Appendix B, drawings AD03.101-2 and Sk014-1 respectively). At the time of that approval all parties were satisfied that waste collection via private vehicles could be accommodated.

The current application is supported with a Traffic Impact Statement by SLR consulting dated that has demonstrated that the proposed clearance of 4.2m (much higher than previously approved) serves the "remaining business as usual (BAU) servicing deliveries via smaller vehicles as per the servicing summary included in Table 10".



As of October 2nd 2020, **KDC has joined the SLR Consulting team**. To learn more about SLR, and the additional expertise that we can now provide our clients, [take a read here >](#)

The letter of support from Remondis confirms that waste collection by rear loading trucks can be accommodated in the proposed development as currently presented. The development will not require waste collection by Newcastle City Council.

The application is therefore not seeking to be compliant with the Australian Standard for MRV vehicles and does not need to be 4.5m but has also demonstrated that a range of larger vehicles that do not typically exceed 3.8m can still use the loading dock as proposed, providing an acceptable level of flexibility.

DOMA understand that several developments within the Newcastle CBD and Newcastle West have been approved with a variance to the height clearance under AS2809.2.

2. A satisfactory engagement agreement / statement of intent from the relevant commercial waste collection provider/s that the waste management services as detailed in the final Waste Management Plan can be conducted.

Refer to Appendix A.

3. Details of alternative hotel drop off/ pick up and on street loading noting that the use of on-street bay is still subject to approval from Council's Traffic and Transport Team.

Two spaces within the basement parking area have been designated as a pick-up/drop-off zone for the use of hotel guests, refer to Appendix C.

In regard to the on-street bay it is suggested that the spaces in front of 42 Honeysuckle Drive be converted from 2 hour paid parking to 15 minutes paid parking, which is a more realistic area for drop off and pick up from taxis/uber etc. It is understood that Council's traffic committee does not meet again until end of February 2021. To prevent further delays in gaining approval it is requested that this be conditioned for further discussion with Council.

4. Further details about the public domain works to be included in a condition of consent

Under SSD 8440 condition B34 outlined the required public domain works:

PUBLIC DOMAIN

B34 The developer, in consultation with the Hunter Development Corporation, is to design the following works within Honeysuckle Drive frontage of the site in accordance with Council's 'City Centre Public Domain Technical Manual' guidelines, design specifications and relevant Australian Standards:

- i. Provide a new shared footpath and streetscape works. The footpath is to extend along the entire site frontage to the western end of the Cottage Creek bridge.*
- ii. Provide kerb and gutter along the Cottage Creek bridge.*
- iii. Provide a raised pedestrian crossing generally in the vicinity of the existing refuge. The design of the crossing is to include associated street lighting, drainage, line marking and signage.*
- iv. Remove existing and install new kerb and gutter, kerb ramp and repair road along the frontage.*
- v. Install new street trees and grass verge areas and adjust service pit levels to match the new footpath level.*
- vi. Install new driveway and associated roadworks.*
- vii. Install any required parking signs, line markings, mandatory signage and any civil works*

associated with road and on-street parking infrastructure.

viii. Install any new street furniture including bicycle racks or rings and new seats and bins.

ix. Install new drainage and development drainage connections.

Since the time of the approval HDC have completed or are currently completing the off site works and the above condition is outdated. As most works have been complete DOMA will complete street signage and Section 138 works for the new driveway cross over.

5. A breakdown of the maximum number of patrons for each use, as requested in NSW Police's submission.

The Plan of Management (PoM) has been amended, refer to Appendix D, section 4.1 which has been updated to reflect the below numbers, no other sections of the PoM have been edited.

The PoM refers to patron numbers for the dedicated areas of the hotel as requested by Newcastle City Council, as follows:

Hotel guests: TBD

Bar: 200 indoors maximum at any one time.

Outdoor terrace: 50 outdoors maximum at any one time and staggered during these times as outlined in the amended acoustic report:

Day (7am – 6pm): 50 patrons

Evening (6pm – 10pm): 30 patrons

Early night (10pm – 12am): 15 patrons

Early morning (6am – 7am): No patrons.

(Acoustic Logic, Rev 3, page 23)

Gymnasium: TBD

The application for the Liquor License will commence after construction, it is requested that these numbers are conditioned as subject to the Liquor License requirements.

6. Amended plans showing the RL of natural ground line and measurements in AHD.

Amended plans are provided at Appendix E.

The elevations and sections reflects the variations as presented in the Clause 4.6 statement as previously submitted:

Clause	Control	Proposal	Variation
Clause 4.3 – Building Height	30m (NGL)	Building height of eastern commercial tower is 35.78m including plant	5.78m (19.26%)
		Building height of eastern commercial tower is 33.98 at the Level 09 roof height	3.98m (13.26%)
		Building height of western hotel tower is 33.70m including plant	3.70m (12.3%)
		Building height of western hotel tower 31.90m excluding plant at the parapet level	1.90m (6.33%)

(KDC, Clause 4.6, 22 October 2020, page 10)

7. Identify the number of accessible and motorbike parking spaces (request dated 14/12/2020.

The proposal has 12 designated accessible parking spaces and 6 motorbike parking spaces, all are identified on the floor plans.

We trust that the information provided is sufficient, however if any clarification is needed or you require further information, please contact our office on (02) 4940 0442 and we will provide the additional information.

Yours sincerely



Clare Brennock
Client Director
KDC Pty Ltd

- Appendix A – Waste servicing letter
- Appendix B – Extract of approved plans under SSD 8440
- Appendix C – Drop off and pick up area
- Appendix D – Amended Plan of Management
- Appendix E – Sections and Elevations
- Appendix F – Northrop showing Honeysuckle proposed on street parking