

3 May 2019

James Drinkwater
Senior Planning Officer
Key Sites Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Reply by email: james.groundwater@planning.nsw.gov.au

Dear James

**MIXED USE DEVELOPMENT (SSD 8440 MOD 2) 42 HONEYSUCKLE DRIVE
NEWCASTLE**

I refer to the Department's letter of 8 April 2019 advising Doma Holdings (Honeysuckle) Pty Ltd has submitted an application to modify the development consent for the above development and inviting City of Newcastle (CN) to comment.

The modification application and associated documents and plans have been reviewed by CN officers and the following comments are offered for your consideration:

1. Proposed Restaurant

The modified General Arrangement Plan for the ground floor nominates the approved retail premises as a restaurant. Consideration should be given to the likely impacts of this use on the dwellings and hotel rooms above, including the imposition of an appropriate condition regarding hours of operation. It is noted that this use was not addressed in the acoustic report submitted in support of the development application. Further, it is not indicated as to whether the restaurant will include outdoor tables and seating.

2. Car parking

The supporting report dated 6 March 2019 prepared by KDC indicates that the proposed modifications to the number of service apartments and hotel rooms will result in '*a net increase of 3 spaces.*' The parking rate used for this calculation is not stated, but it is assumed to be '*one space per unit*' as indicated in Table 1 of Section 7.03 -Traffic, Parking and Access of the Newcastle Development Control Plan 2012 (DCP). It is pointed out that as the approved development is located in the Newcastle City Centre under the DCP the appropriate rate for non-residential development is one space per 60 sqm of gross floor area.

Also, it is not stated if the net increase is in excess of the DCP requirements. Under the definition of gross floor area in the Newcastle Local Environmental Plan 2012, any parking spaces in excess of the consent authority's requirements are to be included in the calculation of the gross floor area of a development.

3. Drop-off/pick up facility

The KDC report states that there *'is no intention to modify the hotel drop-off/pick-up facility.'*

The Hunter and Central Coast Development Corporation has confirmed that Honeysuckle Drive will be realigned sometime in the immediate future as has been indicated on the submitted modified plans. As a result, the 'hotel drop off area' shown on the approved plans will be lost.

To address this issue, the applicant has submitted to CN a concept plan for a loading zone and hotel drop-off zone along the frontage of the property of the realigned road. CN's Traffic and Transport team have provided preliminary comments to the applicant. The provision of these zones will require the prior approval of the Newcastle Local Traffic Committee under the *Roads Act 1979*.

If you have questions regarding the above comments, please contact Geof Mansfield, Principal Planner (Development) on 4974 2767 or email at gmansfield@ncc.nsw.gov.au.

Yours faithfully



Geoffrey Douglass
ACTING MANAGER REGULATORY PLANNING AND ASSESSMENT