



Mr Alex Moulis
Development Manager
Unit 4/3 Sydney Avenue
Barton Australia Capital Territory 2600

27/05/2020

Dear Mr Moulis

**42 Honeysuckle Drive (SSD 10378)
Request for Additional Information**

I refer to the preliminary RtS request for 42 Honeysuckle Drive, dated 24 April 2020. Newcastle City Council (Council) have now provided a submission. It is available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/25551>

You are requested to please submit additional information that effectively addresses the issues identified in Attachment 1.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Wednesday 29 July 2020.

If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Tim Green who can be contacted on 8275 1065 or at tim.green@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A Witherdin'.

Anthony Witherdin
Director
Key Sites Assessments

Enclosed: Attachment 1

Attachment 1 – Additional information requested by DPIE

The Department requests you please provide the following information:

1. Building height

- The proposed development has a maximum building height of 38.83 m representing a 29.4% variation from the 30 m building height control in the NLEP 2012. This is significantly greater than the approved development which had a maximum height of 32.83 m representing a 9.49% variation from the building height control.
- The Department has reviewed the attached Clause 4.6 variation request and considers that a proposed variation of almost 30% is significant and should be reduced as the building's bulk and scale is excessive and would result in adverse overshadowing impacts on properties to the south and east of the site and would impact on views from 25 Bellevue Street, Newcastle. Further, the Department notes the Government Architect's office have raised concerns with the proposed height.
- The Department therefore requests the maximum height of the building be reduced so that it consistent with the maximum height approved under SSD 8440.

2. Earthworks / Structural works

- The EIS notes that most of the required earthworks have been already completed at the site under SSD 8440 due to the required excavation being 'near replica'. However, it is unclear exactly what works are being undertaken consistent with the approved development and what works are being undertaken as part of your current proposal.
- Please provide a detailed section plan that clearly demarcates the excavation works that have been completed under SSD 8440 and the works proposed under SSD 10378. Outline and explain any differences between the excavation required for SSD 8440 and SSD 10378.
- Outline in detail how the structural basement works approved and being undertaken are able to be relied upon for the construction of a building above that has a different design, use, layout and configuration.

3. Noise Assessment

- Please provide a Noise Assessment of the construction, operation, traffic and cumulative noise impacts ensuring the noise background level is measured from the site. The Department considers the current background noise measurement taken from 18 Honeysuckle Drive would not adequately reflect the background noise levels at the site.

4. Aboriginal cultural heritage

- The EIS refers to the archaeological investigation completed under SSD 8440. The EIS notes that minimal additional ground disturbing works will take place as part of this development.
- Please provide a plan that clearly identifies the land that has been disturbed that did not form part of the SSD 8440 Aboriginal Cultural Heritage Assessment.

5. Detailed View Impact Assessment

- A detailed visual impact assessment (as amended by point 1 above) is required to show how the proposed development would affect views from the surrounding commercial and residential buildings, and from the public domain.
- A key plan should be provided indicated where these viewpoints are and explaining why they have been selected.
- Photomontages should also be provided for close as well as distant views.
- The visual assessment should compare the view impacts resulting from a compliant development, the SSD 8440 development and the proposed development.

6. Shadow diagrams

- Please provide updated shadow diagrams (as amended by point 1 above) that compare the shadow impact resulting from the proposed development with the shadow impact resulting from the development approved under SSD 8440.

7. Traffic Impacts

- Please provide a calculation of the predicted number of additional trips generated in both the AM and PM peak periods.

8. Car parking assessment

- The Department notes that the traffic study attached to the application has relied on the car parking rate permitted at 6 Stewart Avenue, Newcastle.
- The EIS states that the arguments raised are valid for this proposal as well. Please outline the nature of this argument in reference to 42 Honeysuckle Drive.
- Please provide detailed car parking calculations to refer to the rates identified in the NDCP 2012.

9. Car park operated by third party

- The Department notes the car park is proposed to be used, in part, as a commercial car park. This is not considered to be ancillary to the proposed uses at the site.

10. Bicycle Parking

- Please provide an assessment of the proposed bicycle parking provision in reference with the NDCP2012.
- Please also allocate the bicycle parking spaces according to their intended use.

11. Wind impact details

- The Clause 4.6 request states, in response to a comment from the Design Review Panel (DRP), that the wind impacts are being investigated and explored and mitigation measures will be put in place. Please detail what these mitigation measures are.