

15 February 2022

Jonathan Kerr
Regional Assessments
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
GPO Box 39
PARRAMATTA NSW 2001

Reply by Major Projects portal: <https://www.majorprojects.nsw.gov.au>

Dear Mr Kerr

**MIXED USE DEVELOPMENT (SSD-10378-MOD-2)- 42 HONEYSUCKLE DRIVE
NEWCASTLE**

I refer to the Department's electronic notification of 28 January 2022 advising a Section 4.5(1A) application has been received to modify the development consent (SSD-10378) for the above development and inviting City of Newcastle (CN) to provide advice. The application is seeking approval to amend the approved building design.

The Modification Report, Design Statement and modified architectural plans have been reviewed and the following advice is provided for the Department's consideration:

1. Modified Elevational Plans

Concern is raised at the level of detail provided on the modified elevational plans compared to the approved plans. It is recommended the applicant is required to provide modified elevational drawings which show the same view and level of detail of the proposed modified development as provided for the approved development, including external colours, index of external building materials, and the approved building heights and proposed variations.

Furthermore, there appears to be changes proposed to the external appearance of the hotel and commercial building which are not acknowledged on the modified elevational plans.

2. Section Plans

No acknowledgment and explanation are provided in the submitted documentation regarding the deletion of the section plans from Condition A2 of the development consent. It is recommended the applicant is required to provide modified section plans in support of the modification application.

3. Library

It is noted design changes are proposed to the 'Hotel lounge/library' on the second floor of the hotel. It is recommended that clarification is sought from the applicant of the proposed use of the 'library'.

4. Car parking

Item 6 of the 'Proposed DA Amendments' indicated on first floor plan in the Design Statement incorrectly refers to the loss of one parking space due to the proposed reduction in the length of the western elevation. It should state two spaces.

It is noted that two parking spaces for persons with a disability are being removed from the first and second floor car parking. It is recommended that the applicant is required to confirm that the remaining number of disabled parking spaces meets the relevant legislative requirements.

5. Water tanks

The proposed modification includes the provision of water tanks in the southwestern corner of the site. It is recommended clarification is sought from the applicant as to the reasons for the installation of the tanks in this location and whether the tanks will be used for the management of stormwater (including reuse) and therefore changes to the design of the approved stormwater plan are required. If changes are required, it is recommended the applicant is required to submit a modified stormwater plan.

6. Landscaping

The proposed modifications will alter the approved landscape design of the development. Accordingly, it is recommended the applicant is required to submit a modified landscape plan.

7. Section 7.12 Contribution

It is not indicated in the submitted documentation whether the cost of the development and the Section 7.12 contribution, required by Condition B7, will change because of the proposed design modifications. Therefore, it is recommended the applicant is required to submit a cost summary report prepared in accordance with the requirements of CN's Section 7.12 Development Contributions Plan (Jan 2022).

If you have any questions in relation to the various matters raised in this letter, please contact Geof Mansfield Principal Planner on 4974 2767 or by email on gmansfield@ncc.nsw.gov.au.

Yours faithfully



Priscilla Emmett
DEVELOPMENT ASSESSMENT SECTION MANAGER