

Planning and Regulatory. G.Mansfield  
Reference: PB2016/00638  
Phone: 02 49742767



1 February 2016

Ms Ella Wilkinson  
Planning Officer  
Regional Assessments, Planning Services  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

PO Box 489, Newcastle  
NSW 2300 Australia  
Phone 02 4974 2000  
Facsimile 02 4974 2222  
Email [mail@ncc.nsw.gov.au](mailto:mail@ncc.nsw.gov.au)  
[www.newcastle.nsw.gov.au](http://www.newcastle.nsw.gov.au)

Dear Ms Wilkinson

**MODIFICATION (SSD 6580 MOD 1) TO COMMERCIAL AND RESIDENTIAL  
BUILDING - 18 HONEYSUCKLE DRIVE NEWCASTLE**

I refer to your email of 18 January 2016 advising that Doma Honeysuckle Pty Ltd has lodged a section 96(1A) modification application seeking approval to modify the project approval to include an additional 2 bedroom unit and inviting Council to comment on the amended development.

The documentation and plans submitted in support of the application have been reviewed and the following comments are offered for your consideration:

**1. Exceptions to development standards**

The submission submitted in support of the modification application has not specifically addressed the requirements of clause 4.6(3) of the Newcastle Local Environmental Plan, 2012.

**2. Compliance with Australian Standard.**

The submitted application has not demonstrated that the layout of the modified car park on level 2 of the building complies with relevant standards of Australian Standard 2890.1-'Parking Facilities' in terms of aisle widths and parking space dimensions with particular reference to user class.

**3. Development Contribution**

Council would expect that if the modification increases the cost of the development there will be a corresponding increase in the section 94A development contribution required to be paid to Council by the applicant.

If you have any questions in relation to the matters raised in this submission, please contact me by email on [gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au) or telephone (02) 49742767.

Yours faithfully

**Geof Mansfield  
PRINCIPAL PLANNER (DEVELOPMENT)**