

## Section 96 Report

DOMA Group

'eighteen honeysuckle drive' + 'Edition' Apartments

18 Honeysuckle Drive + 10 Worth Place, Honeysuckle NSW



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## Control

Form: AF-15n Issue E  
File: 202878A\_e02\_Section 96 Report\_151112

Issue	Description	Date	Check	Authorised
A	Section 96 Application	17.12.2015		JC

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## 1 Introduction

The applicant, Doma Group, is seeking a modification to the approved development located at 18 Honeysuckle Drive, Newcastle identified as Development Consent No. SSD 6850. The modification consists of an additional two bedroom apartment to be accommodated within Level 2 of the scheme.

The proposed apartment seeks to better utilise the transition between the corner unit and car park structure to create a 'companion' dwelling to the approved single two bedroom unit accessed from the carpark. This arrangement offers increased benefits to the development such as better integration with the facade, increased use of the residential lobby to offer passive surveillance to the single occupant on this floor and surveillance of the public realm along Honeysuckle Drive.

The additional apartment is wholly contained within the approved building envelope and poses negligible impact on the appearance of the approved building, the resultant visual change restricted to an adjusted balustrade alignment to the new deck servicing the proposed apartment.

This report provides a numeric overview comparing the approved scheme to the proposed amendment and includes commentary with regard to amenity as identified in the Apartment Design Guide.

## 2 Numerical Overview

CONTROL	APPROVED DEVELOPMENT	PROPOSED AMENDMENT
Site Area	4,129sqm	No change
GFA	12,380sqm	12,457sqm
FSR	3:1	3.02:1
Building Height		No change
Residential Apartments	71	72
Car Parking	193	195
Motorcycle Parking	10	No change
Bicycle Spaces	40	No change
Storage Cages	71	72

## 3 Apartment Design Guide - Amenity

### 3.1 4A Solar and daylight access

The proposed additional apartment does not adversely impact on the amenity of the approved development. In contrast, the orientation and location of the proposed apartment lifts the average of dwellings that achieve direct sunlight between 9am and 3pm in mid winter from 66% to 67% (which equates to a shortfall of two apartments rather than three identified in the approved scheme).

### 3.2 4B Natural ventilation

The proposed additional apartment is well oriented to cooling north-easterly summer breezes typical of Newcastle's coastal location.

The north facing facade affords generous operable windows and sliding doors to living and bedroom areas, configurable by the occupant to capture prevailing breezes.

### 3.3 4C Ceiling heights

The level two floor slab is locally stepped down to achieve the minimum 2.7m to habitable rooms and 2.4m to non habitable areas.

### 3.4 4D Apartment size and layout

The proposed additional apartment has an internal area of 77m<sup>2</sup> and is in accordance with the minimum internal areas for two bedroom apartments with ensuite.

The layout of the apartment is in accordance with the approved development and has been adopted for consistency with the structural grid.

## 4 BASIX

An amended BASIX Certificate accompanies this Section 96 application. Please refer certificate for compliance details.

## 5 Conclusion

The proposed amendment to the approved development is minor in nature. The additional unit fits within the approved building envelope and does not alter the appearance of the building in any significant way. In addition, the addition of a unit to level 2 improves the 'communal' aspect of this level by providing a companion dwelling to the approved sole 2 bedroom unit on this floor.

Additional parking requirements and storage generated by the additional unit have been accommodated with no loss of amenity to the occupants.

As demonstrated in this report, the proposed changes have negligible impact on the amenity, built form and overall appearance of the approved development.

**dwp|suters**



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