

Response to submission by Newcastle City Council – S96

DOMA Honeysuckle Pty Ltd
'eighteen honeysuckle drive' + 'Edition' Apartments
18 Honeysuckle Drive + 10 Worth Place, Honeysuckle NSW



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1 Introduction

This report has been prepared in response to a submission made by Newcastle City Council in relation to the proposed modification SSD 6580 MOD 1.

As part of this response the applicant, DOMA Honeysuckle Pty Ltd, seeks an exception to the Newcastle LEP Part 4 Principal development standard, clause 4.4 Floor space ratio in the form of minor departures to this standard.

This report has been prepared by dwp|suters, as lead design consultant, to outline the reasons for departure and the measures undertaken in the design to maintain the objectives of the development standard with regard to the overall building density, bulk and scale.

2 Newcastle Local Environmental Plan 2012

2.1 Relevant Clauses

4.6 *Exceptions to development standards*

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
 - (a) *the consent authority is satisfied that:*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - (b) *the concurrence of the Director-General has been obtained.*

4.4 *Floor space ratio*

- (1) *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate density of development consistent with the established centres hierarchy,*
 - (b) *to ensure building density, bulk and scale makes a positive contribution towards the desired built form as identified by the established centres hierarchy.*
- (2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*
- (2A) *Despite subclause (2), the maximum floor space ratio for a building on land in any zone in this Plan is to be determined as if the area of the access laneway of a battle-axe lot were not part of the area of the lot.*

3 Exceptions to development standard

The proposed development has been designed to acknowledge the established hierarchy and built form that characterises the Honeysuckle Precinct.

Despite the minor increase to the approved Floor Space Ratio from 3:1 to 3.02:1, the proposed amendment does not alter the appearance of the approved bulk and scale of the development. Therefore the objectives of clause 4.4 Floor space ratio would be maintained despite the minor increase of 0.02:1 for the following reasons:

- The proposed amendment is consistent with the established densities and hierarchy of the Honeysuckle Precinct.
- Would result in a minor increase to the overall residential population of up to two additional residents, this roughly equates to 1 person/37m² in a typical 2 bedroom apartment compared to 1 person/10m² for commercial developments typical of the B3 Commercial Core Zone.
- The overall bulk and scale of the approved building is not impacted by the proposed changes.

Whilst the proposed amendment does not strictly adhere to the numerical maximum floor space ratio of 3:1 nominated for the site, the additional residential unit does not alter the objectives of Clause 4.4 of the NLEP in terms of density, bulk and scale.

4 Compliance with Australian Standard

The modified layout of the car park on level 2 of the building has been designed to comply with AS 2890.1 – Parking Facilities. The relevant User Class has been determined as 1A residential, domestic and employee parking in accordance with the standard. The aisle widths are predominantly 6.2m in width, which exceeds the minimum 5.8m acceptable for this class. Individual parking bays are equal to or greater than the 2.4m minimum acceptable dimensions.

Refer revised drawing DA204

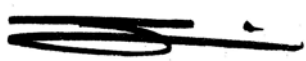
5 Development Contribution

Doma Honeysuckle Pty Ltd has prepared a Cost Summary Report detailing additional costs associated with the construction of the proposed additional unit. It is noted that the summary accounts for the following consideration in determining the additional costs:

- No demolition or excavation is required to incorporate this change.
- No change to structure as the Concrete Reinforced Structure is already in place.
- No additional Preliminary or Margin costs have been charged by the builder to incorporate this change.

Refer Cost Summary Report prepared by Doma Honeysuckle Pty Ltd attached to this report.

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