



NSW Department of Planning & Environment
GPO PO Box 39
Sydney NSW 2001

Attn: Brendon Roberts

13 October 2016

Re: State Significant Development - 21 Honeysuckle Drive, Newcastle

Dear Brendon,

We act on behalf of DOMA Group regarding the proposed mixed use development at 21 Honeysuckle Drive, Newcastle.

The Doma Group has entered into a contract for the purchase of the site. The site was released to the market by the Hunter Development Corporation (HDC) by way of EOI process (including review by an independent design panel including representatives from HDC, NSW Government Architect's Office and the Architectural school of the University of Newcastle) as part of an ongoing campaign to promote future development activity within the Honeysuckle Precinct.

Under Schedule 2 Clause 2 of the State Environmental Planning Policy (State and Regional Development) 2011, development within the Honeysuckle area with a capital investment value of more than \$10 million is identified as State Significant Development. As the proposed development will have a capital investment value of approximately \$47 million it is defined as State Significant Development in accordance with the provisions of the State and Regional Development SEPP.

The report reviews the relevant environmental planning instruments and guidelines. The preliminary design has considered the key development standards including variable FSR and Building Height controls under the Newcastle LEP and guidelines as they apply to the site to guide the proposed built form. It is noted that an architectural design completion is not required for the proposed development under the provisions of the Newcastle LEP.

It is noted that consultation has been undertaken with the Newcastle City Council in September 2016. In addition, the preliminary proposal will be reviewed by Council's Urban Design Consultative Group (UDCG) on Wednesday 19 October. The UDCG provides independent, expert advice to Council and applicants regarding the quality of urban design and amenity of proposed developments.

We thank you for your consideration in the matter. Should you wish to further discuss any of the above matters, please do not hesitate to contact me on (02) 9380 9911 or by email at ssmith@sjb.com.au.

Yours sincerely

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

Simon Smith
Senior Planner