

Response to Issues – The City of Newcastle Council

21 Honeysuckle Drive, Newcastle – SSD 8019

Matter	Particulars of Issues	Proponent Response	Attachment
1. Built Form and Urban Design			
Activation of the Foreshore	<i>It is recommended that the applicant be required to reconsider this issue and either further amend the design of the development or provide a more comprehensive justification for the design of the development in its current form.</i>	<p>The proposed development will positively address all street frontages by way of integrated landscaping, glazed commercial elevations, and direct entry to residential terraces fronting Worth Place Park. It is noted that the amended scheme features additional openings to the western elevation provide further passive surveillance to the street in accordance with CPTED principles, whilst providing visual articulation.</p> <p>Additional details of the proposed building - public domain interface are provided in the revised built form analysis prepared by SJB Architecture.</p> <p>It is noted that in September 2018, HDC released the adjoining site to the west known as 35 Honeysuckle Drive. The tender package included mandated requirements to comply with key design criteria and objectives prepared by Chrofi Architects including the provision of the following:</p> <ul style="list-style-type: none"> · A more generous and active promenade · Provide active frontages to the street and public spaces · Mix and product to design ground floor residential for flexible use and future conversation to commercial or retail. <p>As such, HDC intend to provide a key retail node to the adjoining site as they continue to release development sites and increase mixed use density towards Throsby Creek to the west. Given the establishment of the Lee Wharf retail precinct to the east, it is considered that the proposed development featuring both</p>	<p>Refer to:</p> <ul style="list-style-type: none"> · Attachment 1: Revised Architectural Drawing Package; · Attachment 2: Built Form Analysis; and · Attachment 9: HDC - Request for detailed proposal for 35 Honeysuckle.

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		<p>commercial and residential at ground floor level with direct access to the foreshore provides the right balance relative to the existing and future character of the locality. The development of the site subject and 35 Honeysuckle Drive to the west will increase patronage of Worth Place Park. It is anticipated that 35 Honeysuckle Drive will deliver approximately 1500m² of retail/dining that will support the viability of the precinct and wider Newcastle City Centre.</p> <p>In light of the above it is considered that the proposed development featuring commercial/retail tenancies, site through links in combination with ground floor residential within an existing mixed use locality will add to the vitality of the area. As such, the proposed development will activate the foreshore setting relative to existing and future uses.</p>	
Aesthetic Expression of the Elevations	<i>The group does not support the use of continuous glazed balustrades to external balconies. A combination of solid and void balustrades along with moveable screens (to conceal drying areas, BBQs and air conditioning units) is needed.</i>	Balustrade details are provided in the revised Built form analysis prepared by SJB Architects. It is considered that the balustrade detail consisting of a perforated metal upstand, rods and 1.1m high railings will provide suitable amenity and screening for future residents whilst complementing the design quality of the building.	Refer to: <ul style="list-style-type: none"> Attachment 2: Built Form Analysis.
Quality of the Pedestrian Through-Links	<i>It would appear that the design of the development has been modified in response to previous concerns however a description of the design changes made would be helpful.</i>	<p>It is noted that the pedestrian through-site links were modified relative to the Pre-DA discussions held with Council's UDCG including:</p> <ul style="list-style-type: none"> Retention of a landscaped planter bed to the eastern laneway; Introduction of additional openings of residential units to ensure passive surveillance; Introduction of at-grade access to the foreshore park (previously stepped) from western pedestrian link. 	See originally submitted landscape plan.
Landscape	<i>Details to be provided regarding a concept public domain plan for Worth Place Park.</i>	As stated in the EIS, the development of Worth Place Park will be undertaken in the future by HDC. At this point in time no concept design for the park has been prepared in this instance.	N/A

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2. Newcastle Development Control Plan 2012			
	<i>Section 4.04 – Safety and Security</i>	The proposed development has been assessed with regard to crime and safety prevention as outlined in Section 5.8 of the EIS.	N/A
	<i>Section 4.05 – Social Impact</i>	A plan of management formed providing details of the ongoing management of the site and associated social impacts formed part of the original submission. It is considered that a Social Impact Statement is not required as the proposed development is consistent with the existing urban context and will not result in increased risk to public safety.	N/A
3. Section 94A Development Contributions Plan 2009			
Contribution rates	<i>It is noted that the total commercial floor space of 210m² indicated in Attachment 16 of the EIS is marginally different to 226m³ indicated on the plans. This inconsistency should be addressed and monetary contribution accordingly.</i>	The correct total of commercial floor place is 226m ² . An updated Cost of Works Estimate to reflect the amended proposal including roof level alterations can be provided by way of condition.	N/A
4. Flood Management			
	<i>The development plans are to clearly indicate the proposed location/s of the flood refuge. The refuge/s will need to be set above the Probable Maximum Flood (PMF) level for local (flash flooding) of 3.65m Australian Height Datum (AHD).</i>	With regard to flooding, refuge areas can be provided onsite above the PMF level on Levels 1 to 6. Details are requested to be provided by way of condition.	N/A
	<i>Any openings that lead to the basement (except for vehicular access) such as exhaust duct and the car park air intake will need to be designed to be protected at PMF level (3.65m AHD).</i>	It is considered that this information can be provided by way of condition (see above).	N/A

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5. Stormwater and Groundwater Management			
	<i>According to Council records, there are existing Council drainage pipes which pass across the property and discharge to the Hunter River. The Council drainage pipes seem to be servicing the existing road and adjoining properties. No information has been provided on how this infrastructure will be maintained or new stormwater infrastructure provided. It is recommended that the applicants undertake an extensive survey of the existing Council drainage network and provide investigation details to Council.</i>	Northrop have reviewed Council's concerns and confirm that as per the attached drawing obtained from Council's Assets team, a 450mm stormwater line runs through the subject site. However, CCTV investigation undertaken for 18 Honeysuckle Drive showed the abovementioned stormwater line upstream of the subject site does not exist. A walk-over of the site and on-site analysis of existing street drainage in Honeysuckle Drive does indicate that the pipeline in question exists.	Refer to: <ul style="list-style-type: none"> Attachment 7: Stormwater survey for 18 Honeysuckle Drive
6. Pedestrian Network and Public Domain			
Pathway to Gym	<i>The applicants are to confirm that an appropriate access from the HWC Floodway will be designed to accommodate the pathway to the gym.</i>	Details of access to the gym from the HWC floodway are requested to be provided by way of condition.	N/A
Worth Place Park	<i>As indicated previously, no information has been provided for Worth Place Park. It would be beneficial if a concept public domain plan for the Foreshore (Worth Place Park) could be provided.</i>	As stated in the EIS, the development of Worth Place Park will be undertaken in the future by HDC. At this point in time no concept design for the park has been prepared in this instance.	N/A
7. Traffic and Parking			
Crossover Width	<i>The driveway proposed on the eastern end of the Honeysuckle Drive frontage of the site, which provides access to the ground level parking for Buildings B and C, is 9.0m wide. It is noted that an irregular shaped raised planter on the eastern side of the driveway entry reduces the overall driveway width at this location to approximately 6.0m. Therefore it is recommended that the width of the crossover be reduced to a maximum of 6.0m.</i>	No objection. It is requested that modification to the width of the driveway is provided by way of condition.	N/A



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Works Zone	<i>According to the submitted Traffic Assessment report prepared by SECA Solution, the development will be using the Honeysuckle Drive frontage as a "Works Zone" for the delivery of materials and building related matters. The existing bus stop may be impacted (or may require to be relocated) by the proposal. Accordingly, consultation will be required with the relevant stakeholders, including the private operators of Newcastle Transport and tourist transport companies. If the bus stop is to be relocated the approval of the Newcastle City Traffic Committee (NCTC) will be required.</i>	Given the number of stakeholders within the locality it is requested that this matter is addressed by way of condition.	N/A
Accessible Parking Spaces	<i>It is recommended clarification is sought from the applicant regarding the number of accessible spaces proposed.</i>	The proposed development provides a total of 16 adaptable spaces to ensure each adaptable apartment is allocated a space in accordance with Australian Standards.	N/A
8. Waste Management			
	<i>It is proposed to use the existing bus stop to the east of the property (before the Worth Place roundabout) as a loading area for garbage pick-up. This aspect of the development will need to be supported by the relevant stakeholders including the private operators of Newcastle Transport and tourist transport companies and approved by the NCTC. At this time, Council cannot confirm if this aspect of the proposal will be acceptable. The submitted waste management plan indicates Council will be servicing the waste collection once a week. The applicant will need to obtain an approval contract from Council's Waste Management Team for such service, in the first instance.</i>	It is requested that details regarding onsite waste collection are provided by way of condition.	N/A
9. Contamination			
	<i>It is noted that the investigation, remediation, validation works and site audit statement documents are over 10 years old. Contaminated land guidelines such as the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (2013) have changed during this period. The site auditor should confirm that the site audit statement is still valid.</i>	An addendum report prepared by Douglas Partners confirms that the conclusions and recommendation of the 2005 Site Audit Report and Site Audit Statement are considered to be valid in this instance (see Attachment 8).	Refer to: · Attachment 8: Contamination Statement.



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10. Noise	<i>It is noted that the acoustic assessment did not specifically address potential noise impacts for future commercial land uses on the ground floor of the building. Ground floor restaurants / licensed premises have resulted in noise impacts upon residents living above / adjacent in similar type buildings located further south along Honeysuckle Drive which has generated complaints to Council and police. It would appear that the design of the buildings may minimise such potential impacts however this issue should be addressed by an acoustic consultant.</i>	An updated Acoustic Assessment undertaken by Renzo Tonin & Associates forms part of this resubmission. If required additional acoustic information can be provided by way of condition.	Refer to: · Attachment 6: Acoustic Report.
11. Acid Sulfate Soil/Dewatering	<i>The submitted acid sulfate soil management plan prepared by Douglas Partners outlines a number of management strategies to address the excavation of soil and management of surface and groundwater; however no specific strategy has been selected.</i>	Finalisation of details of dewatering relating to the development are requested to be provided by way of condition and associated licence requirements.	N/A