

Response to Issues – Miscellaneous Agencies and Authorities

21 Honeysuckle Drive, Newcastle – SSD 8019

Particulars of Issues	Response	Attachment
Acid Sulfate Soils/Dewatering		
<i>The proponent should quantify water take requirements under the Water Sharing Plan for the North Coast Coastal Sands Groundwater Sources 2016, both during and post construction.</i>	It is noted that Northrop have been liaising directly with the Office of Water to clarify the requirements of the Water Sharing Plan and NSW Aquifer Interference Policy. To date, no advice has yet been obtained from the Office of Water. Given the ongoing nature of this consultation it is requested that details can be required by way of condition.	N/A
<i>The proponent should assess the potential impacts of the proposal against the provisions of the NSW Aquifer Interference Policy (2012).</i>	See above.	See above.
Traffic and Parking		
<i>Recommends the proponent development wayfinding strategies and travel access guides to assist with increasing the mode share of walking and cycling.</i>	It is requested that wayfinding strategies and travel access guides for the development are provided by way of condition as further consultation with Council will be required.	N/A
Construction Management		
<i>The Construction Management Plan should include an undertaking to minimise any potential adverse health effects caused by air quality (dust) and noise pollution issues on the surrounding community. Furthermore, a mechanism should be included to allow the community to seek remedial action from the proponent, in a timely fashion, should air quality and noise generation becomes problematic.</i>	<p>It is noted that the Preliminary Construction Management Plan prepared by Douglas Partners includes a range of measures to minimise and control generation of dust and noise pollution throughout the construction of the proposed development through the implementation of an “avoid, minimise, control management strategy”.</p> <p>To enable the community to seek remedial action from the proponent, the contractor shall provide a sign on the site enclosure fence in a prominent position which clearly indicates the name and contact number of the site manager.</p> <p>It is requested that the abovementioned details be captured by way of condition.</p>	See originally submitted Preliminary Construction Management Plan prepared by Douglas Partners.

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Biodiversity		
<i>A Mosquito Management Plan included a risk assessment should also be included to ensure any potential mosquito breeding sites are identified.</i>	The subject site contains an existing at-grade car park within an existing mixed use area. It is therefore considered that a Mosquito Management Plan is not required in this instance. However, if this is deemed necessary by the consent authority it is requested that this is required by way of condition.	N/A
<i>Biodiversity Assessment Report exemption required.</i>	Following further consultation with OEH, a formal request seeking exemption has been provided in writing.	Refer to: <ul style="list-style-type: none"> Attachment 5: OEH Exemption Letter.
Acoustic		
<i>It is recommended that additional acoustic assessment work is conducted to specifically consider port-related noise with respect to the proposed design of the building and the achievement of the desired interior Design Noise levels.</i>	An updated Acoustic Assessment undertaken by Renzo Tonin & Associates forms part of this resubmission.	Refer to: <ul style="list-style-type: none"> Attachment 6: Acoustic Report.
<i>The Building design only allows for acoustic protection glazing (Rw32/35) for units facing Honeysuckle Drive. To ensure that future residents are not unduly affected by external noise from port operations, and in consideration of the existing and future potential land uses envisaged in the adjoining port zone, it is suggested the glazing rating for all units be amended to achieve the same high acoustic protection.</i>	<p>The updated Acoustic assessment maintains the original proposed acoustic protection glazing for the respective units.</p> <p>If required, high acoustic glazing can be required by way of condition.</p>	Refer to: <ul style="list-style-type: none"> Attachment 6: Acoustic Report.