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Public Submissions Response

RE: Development Application for Proposed Construction of Nine-Storey Mixed Use Development at 21 Honeysuckle Drive, Newcastle NSW 2300

Our Ref: 18307

As a result of the public exhibition process of State Significant Development (SSD 8019 MOD 1) submissions were received from 3 residents.

The Department of Planning and Environment have requested that the submission be addressed as part of the assessment process. Consequently, please find below a summary of the points raised by residents and the corresponding response.

All of the submissions that were received were anonymous. The 3 anonymous submissions were objecting to the proposed modification.

The matters raised by the objectors are addressed below.

Issue 1

- *Increase in height*

Response

Concern has been raised regarding the increase in the height of the building and the impact this will cause to residents in the adjoining building at 10 Worth Place.

In terms of scale of the building the increase in height is negligible and has been isolated to the centre of the roof and setback from the façade.

The increase in height relates directly to the installation of plant equipment on the roof. The area is not being used as additional floor area, nor is the increase to the entire building façade.

A view analysis has been prepared which clearly demonstrates that the impacts of views for residents of 10 Worth Place will be negligible.



Approved view from level 9 - 10 Worth Place



Proposed view from level 9 - 10 Worth Place

Issue 2

- *Removal of Anti-Graffiti condition*

Response

The intention to remove this condition is not to allow for graffiti to be left on the buildings, but to remove the component that relates to the anti-graffiti surface treatment.

The external materials proposed already have anti-graffiti resistance and it is unnecessary to require additional treatment.

DOMA have no intentions of allowing graffiti to remain on the building. It will likely be included in the strata management plan that graffiti is removed by the site manager.

KDC trusts that this response to the submissions suitably addresses the concerns outlined the public. If you have any questions regarding this letter please do not hesitate to contact Samuel Newman on (02) 4940 0442.

Yours sincerely

Samuel Newman
Town Planner
KDC Pty Ltd