

# Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



David McNamara  
**Director**  
**Key Sites Assessments**

Sydney

25 June 2019

## SCHEDULE 1

<b>Development consent:</b>	<b>SSD 8440</b> granted by the Executive Director on 22 June 2018
<b>For the following:</b>	Part 9, part 10 storey Mixed Use Development comprising ground floor retail premises; a hotel including 148 rooms and 7 serviced apartments; 52 residential apartments; and 234 car spaces including 25 public car spaces.
<b>Applicant:</b>	Doma Holdings (Honeysuckle) Pty Limited
<b>Consent Authority:</b>	Minister for Planning
<b>The Land:</b>	42 Honeysuckle Drive, Newcastle NSW 2300 Lot 22 in DP 1072217
<b>Modification:</b>	<b>SSD 8440 MOD 2:</b> the modification includes: <ul style="list-style-type: none"><li>• conversion of seven ground floor serviced apartments into hotel gym and pool facilities</li><li>• conversion of four adaptable hotel rooms into eight single hotel rooms (resulting in an additional four hotel rooms)</li><li>• reconfiguration of service areas and plant rooms</li><li>• changes to facade treatment and materials</li><li>• amended landscaping works.</li></ul>

## SCHEDULE 2

The consent (SSD 8440) is modified as follows:

- (a) Schedule 2 Part A – Terms of Consent, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS and Response to Submissions;
- (d) **in accordance with the Modification Report prepared by KDC dated 6 March 2019 and additional information prepared by KDC dated 27 May 2019;**
- ~~(d)~~**(e)** in accordance with the management and mitigation measures;
- ~~(e)~~**(f)** in accordance with the approved plans in the table below.

Architectural (or Design) Drawings prepared by Bates Smart Pty Ltd (Architects)			
Drawing No.	Revision	Name of Plan	Date
AD.01.001	-	Site Plan	12.04.2018
AD.03.101	<del>2</del> <b><u>13</u></b>	Ground Floor Plan	<del>24.04.2018</del> <b><u>04.03.19</u></b>
AD.03.102	<del>2</del> <b><u>12</u></b>	Level 01 General Arrangement Plan	<del>24.04.2018</del> <b><u>04.03.19</u></b>
AD.03.103	<del>2</del> <b><u>11</u></b>	Level 02 General Arrangement Plan	<del>24.04.2018</del> <b><u>04.03.19</u></b>
AD.03.104	<del>2</del> <b><u>11</u></b>	Level 03 General Arrangement Plan	<del>24.04.2018</del> <b><u>04.03.19</u></b>
AD.03.105	<del>2</del> <b><u>11</u></b>	Level 04 General Arrangement Plan	<del>24.04.2018</del> <b><u>04.03.19</u></b>
AD.03.106	<del>2</del> <b><u>10</u></b>	Level 05 Parking General Arrangement Plan	<del>24.04.2018</del> <b><u>04.03.19</u></b>
AD.03.107	2	Level 05 General Arrangement Plan	24.04.2018
AD.03.108	2	Level 06 General Arrangement Plan	24.04.2018
AD.03.109	2	Level 07 General Arrangement Plan	24.04.2018
AD.03.110	2	Level 08 General Arrangement Plan	24.04.2018
AD.03.1111	2	Level 09 Roof General Arrangement Plan	24.04.2018
AD.09.001	<del>2</del> <b><u>8</u></b>	North Elevation	<del>03.05.2018</del> <b><u>04.03.19</u></b>
AD.09.002	<del>2</del> <b><u>8</u></b>	West Elevation	<del>03.05.2018</del> <b><u>04.03.19</u></b>
AD.09.003	<del>2</del> <b><u>8</u></b>	South Elevation	<del>03.05.2018</del> <b><u>04.03.19</u></b>
AD.09.004	<del>2</del> <b><u>8</u></b>	East Elevation	<del>03.05.2018</del> <b><u>04.03.19</u></b>
AD.09.010	2	Courtyard Elevation – South	03.05.2018
AD.09.011	2	Courtyard Elevation – East	03.05.2018

AD.09.012	2	Courtyard Elevation – West	03.05.2018
<del>A11.001</del>	<del>4</del>	Section - East-West	<del>24.04.2018</del>
<u>AD.10.001</u>	<u>6</u>		<u>04.03.19</u>
<del>A11.002</del>	<del>4</del>	Section - North-South	<del>24.04.2018</del>
<u>AD.10.002</u>	<u>6</u>		<u>04.03.19</u>
SK.014	1	Core Plans (Ramps) Carpark Ramp 01/02 Section	24.04.2018
<b>Landscape Drawings prepared by Sydney Design Collective</b>			
Drawing No.	Revision	Name of Plan	Date
SK-01	A	Landscape Design Development Level 5 -Sketch	March 2018
SK-02	A	Landscape Design Development Level 5 – Detail Plan Sketch	March 2-018
<u>LA-01</u>	<u>A</u>	<u>Landscape Development Application Modified</u>	<u>05.03.2019</u>
<u>LA-02</u>	<u>A</u>	<u>Landscape Development Application Modified</u>	<u>05.03.2019</u>

- (b) Schedule 2 Part B – Prior To Issue of Construction Certificate, Condition B20 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

## CAR PARKING

B20 The development shall provide 234 car parking spaces comprising:

- 93 residential car spaces
- 11 visitor car spaces
- 2 retail car spaces
- 128 hotel car spaces (including **25 28** public car spaces)

Parking is to be set out generally in accordance with the minimum parking layout standards indicated in Section 7.03 'Traffic, Parking and Access' of the Newcastle Development Control Plan 2012 and the plans submitted with the development application in accordance with the following requirements:

- all vehicles should enter and leave the site in a forward direction
  - Car park entry/exits shall be designed in such a manner as to ensure that the future queuing areas and capacity requirements comply with Appendix D of AS 2890.1-2004
  - The layout of the proposed car parking areas associated with the subject development (including driveways, ramps, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) shall be accordance with AS 2890.1-2004, AS 2890.6 for accessible spaces and AS2890.2-2002 for heavy vehicles where applicable.
- (c) Schedule 2 Part B – Prior To Issue of Construction Certificate, Condition B25 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:
- B25 All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 'Stormwater' of the Newcastle Development Control Plan 2012, as indicated on the stormwater management concept plans and stormwater management report and stormwater plans prepared by Northrop Consulting Engineers Job No. NL171278 Dwg Nos CO1DA-CO7DA Rev B dated 24 April 2018, **as amended by the stormwater management strategy prepared by Northrop Consulting revision D dated 14 May 2019.** Full details are to be included in documentation for any Construction Certificate application.

- (d) Schedule 2 Part F – Post Occupation, Condition F6 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:
- F6 Up to a maximum of **25 28** on-site parking spaces are to be managed as a public carpark. All other car spaces are to be available for their intended purpose under this consent and under no circumstances be subdivided, leased or controlled by or on behalf of a third-party operator.
- (e) Schedule 2 Part E – Prior To Occupation or Commencement of Use is amended by inserting Condition E15a:

**Prior the issue of any Occupation Certificate, a three metre wide easement for drainage must be created over the existing drainage pipe discharging to Cottage Creek, located between the western property boundary of the subject site and the adjoining Hunter & Central Coast Development Corporation property, and registered with NSW Government Land & Property Information. The accompanying instrument under Section 88B of the Conveyancing Act 1919 must provide that the drainage easement is unable to be released, varied or modified without the concurrence of the Newcastle City Council.**

**End of Modification  
(SSD 8440 MOD 2)**