



Planning &  
Environment

Planning Services  
Key Sites Assessments  
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Our Ref: SSD 8999

Chris Farrington  
Doma  
Suite 2B/125 Bull Street  
Newcastle West  
NSW 2302

Dear Mr Farrington

**Mixed use development, 35 Honeysuckle Drive, Newcastle (SSD 8999)  
Response to Submissions**

The exhibition of the Development Application, including the environmental impact statement (EIS), for the above project ended on Wednesday 19 September 2018. The Department has received nine submissions from government agencies and a submission from City of Newcastle Council (Council). To date, four public submissions have been received, of which two were objections.

All submissions received by the Department during the exhibition of the project are available on the Department's website at

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8999](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8999).

The Department will forward any late submissions made while you are preparing the Response to Submissions (RTS) and would appreciate if you would also consider these in your RTS. A copy of the agency submissions and Council's submission are also enclosed.

The Department requests that a written response is provided to each of the issues raised in the agency and public submissions and the issues detailed in **Attachment A** within 60 days from the date of this letter.

Note that under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Ellen Mannix on 8275 1031, or email at [ellen.mannix@planning.nsw.gov.au](mailto:ellen.mannix@planning.nsw.gov.au).

Yours sincerely,

29/9/18

Cameron Sargent  
**Acting Director**  
**Key Sites Assessments**  
Delegate of the Planning Secretary

## **ATTACHMENT A**

### **1. Floor Space Ratio and Building Height**

- The submitted Clause 4.6 variation request requires additional clarification and analysis regarding:
  - numerical details for the total permissible and proposed Floor Space Ratio
  - visual demonstration of the proposed areas of building height non-compliance
  - the "emerging contemporary character of the Honeysuckle Precinct"
  - the approved development to the east at 50 Honeysuckle Drive and how the two proposals relate
  - the meaning of "reasonable daylight access"
  - the overshadowing impacts of the proposed development compared to a complying development
- Gross Floor Area (GFA) calculations are to include the enclosed ground floor corridors and garbage areas
- Confirm the GFA and amount of retail tenancies. The EIS report states 1271 m<sup>2</sup> across six tenancies, while the architectural plans show 1259 m<sup>2</sup> over nine tenancies.
- Demonstrate the maximum building height measured from the Natural Ground Level on the section plans and the corresponding maximum allowable building height

### **2. Flooding**

- Provide information on the proposed flood refuge in accordance with Council's DCP requirements.
- Provide a response to Council's request for a pedestrian crossing at the location of the former hunter water corporation floodway.
- Demonstrate the underground car park can be safely evacuated during an extreme flood event.
- Demonstrate the proposed flood evacuation route from the isolated retail building can be safely traversed by pedestrians during an extreme flood event.
- Demonstrate all critical electrical infrastructure will be located above the flood planning level in accordance with Council's DCP requirements.
- Provide a response to Council's recommendation that the Steel Street Floodway is constructed in conjunction with this development.
- Provide further justification for the location of the substation in the basement below the recommended Flood Planning level of 2.9 AHD. This is to include written advice from Ausgrid, confirming the proposed level of the substation is satisfactory.
- The stormwater management strategy is to include the stormwater design for the proposed retail premises CG01.

### **3. Traffic and safety**

- Provide a road safety evaluation to ensure the proposed access arrangements provide both pedestrian and road safety. Appropriate safety measures and/or traffic management measures shall be implemented based on the outcomes of the audit in consultation with Newcastle City Council.
- Provide a response to the RMS recommendation to include access from a northern leg to promote efficient and safe travel for all road users and future occupants of the site.
- Show the location of the required loading zone on the plans.

### **4. Car parking**

- Provide justification for car parking in excess of Council's DCP requirements having regard to the comments provided by Council.

## **5. Subdivision**

- Provide details regarding the proposed subdivision including the time frame and dimensions on the subdivision plan demonstrating the proposed boundaries.

## **6. Biodiversity**

- A Biodiversity Development Assessment Report waiver is required to be formally sought from the Department of Planning and Environment. This request is to include a assessment against clause 6.1 of the *Biodiversity Conservation Regulation 2017*.

## **7. Design and visual impact**

- Provide justification for the proposed semi-circle balconies between the buildings. These structures appear to visually narrow the through site link between the buildings.
- The Visual Impact Assessment is required to include the proposed retail premises towards the north of the site and a view from Hunter and Steel Street to the foreshore (in accordance with Newcastle DCP figure 6.01-24).
- Provide further justification regarding the roof area and how the development will be seen from a distance with consideration to the comments from the City of Newcastle Urban Design Consultative Group.
- Provide a schedule of materials and finishes in accordance with the letter from the Government Architect dated 5 June 2015.

## **8. Apartment Design Guide (ADG)**

- The following is required to be notated on the plans to demonstrate consistency with the minimum recommendations contained within the ADG:
  - objective 4C-1 - Internal floor to ceiling heights on section plans
  - objective 3F-1 - Dimensions showing the separation distance between buildings, boundaries and neighbouring development
  - objective 4D-1 - A window visible from the kitchen for units B101, B201, B301, B401, B501, B601
  - objective 4D-2 - The maximum habitable room depth from a window on
  - objective 4D-3 - Bedroom sizes (excluding the wardrobes)
  - objective 4E-1 - Balcony depth on the plans
  - objective 4G-1 - Internal storage to units B101, B107, B201, B208, B301, B401, B408, B501, B508, B601 and B608. Notate the size and allocation of the external storage areas on the basement plans. Clarify the use of the large storage rooms in the basement.
  - objective 3J - Resident bicycle parking
  - objective 4A-1 - Solar access sun angle diagrams with consideration to the overshadowing experienced from the adjoining approved property to the east.
- Provide further justification for the proposed communal open space having regard to Objective 3D-1 of the ADG. Specifically, equity for residents of building A to the rooftop space, proximity to public open space and how the communal open space and public space will operate. Further clarification is also required as to why certain areas of the ground floor have been deemed communal open space.

## **9. BCA and Accessibility**

- Provide a final version of the BCA Report.
- Consider the layout and location of the kitchen, particularly the location of the island bench and access to natural ventilation, in the one bed type 1, 2 and 4 apartment plans. The Accessibility Report notes inadequate width around the kitchen island for the apartment layouts.

#### **10. Acoustics**

- The Acoustic Report is to include measures for receiving and handling noise complaints from the community during construction.

#### **11. Other matters**

- Provide owner's consent for the awning elements of Building A located outside the site boundary.
- Remove the reference to 24 hours, 7 days per week operating hours in the Plan of Management.
- The submitted plans require the following additional details:
  - driveway width
  - ground levels and floor levels on sections and floor plans for the rooftop elements of the Landscape plan
  - number the car spaces in the basement.