

17 September 2018

Key Sites Assessment
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Submitted via Department of Planning and Environment web portal

Attention: Team Leader – Key Sites

SUBJECT: SSD 8999 – Mixed Use Development;
PROPERTY: 35 Honeysuckle Drive, Newcastle.

Port of Newcastle (PON) is the long term lessee of the NSW State Government land and other assets that form the Port of Newcastle, having commenced a 98 year lease of the port from the NSW State Government on 31 May 2014. The Port of Newcastle one of Australia's largest ports by throughput tonnage, handling more than 25 different cargoes, and more than 4,600 ship movements per year.

The Honeysuckle Precinct is located adjacent to Newcastle Harbour and in close proximity to the operational areas of the working Port, including the Svitzer Tug Base, West Basin No. 3, and the future Maritime Precinct being developed by Thales Australia, being located approximately 300 metres to the north of the proposed development. Noise from the current and future operations of the port would include noise from vessels and tug boats, (ship engines, auxiliary engines and ships horns), loading and unloading operations and landside operations, which operate on a 24/7 basis.

As part of the Environmental Assessment, it is noted that an Acoustic Report has been prepared by Muller Acoustics Consulting Pty Ltd in support of the application. It is noted that the report concluded that harbour noise levels are anticipated to be adequately attenuated to internal spaces of dwellings.

However, to ensure that future residents are not unduly affected by external noise such as those associated with the operation of the Port, and that the proximity of the dwellings to the working port is understood and recognised, it is recommended that the following Conditions of Approval be included:

1. The design of the buildings, in particular the window treatment for all habitable rooms be required to meet the standards for glazing and noise attenuation as set out in Table 22 of the Acoustic Report;

2. The following notation be included in each 'Contract of Sale' and on the Section 149 Planning Certificate for each residential unit within the development.

"This property is in close proximity to the Port of Newcastle. From time to time the location may experience noise, or other factors that arise from the normal operations of a 24 hour working port."

If you have any further enquiries regarding this matter, I can be contacted on 4908 8219 or Rebecca.johnston@portofnewcastle.com.au.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Rebecca Johnston', with a stylized flourish at the end.

Rebecca Johnston
PLANNING MANAGER