

Ms Belinda Sinclair
obo Port of Newcastle Operations
Level 4/251 Wharf Road
NEWCASTLE NSW 2300

4 August 2021

Dear Mrs Sinclair,

**46 Fitzroy Street, Carrington (DA 10689)
Request for Further Information**

I refer to the above Part 4 development application at 46 Fitzroy Street, Carrington (DA 10689) and my previous correspondence dated 26th July 2021.

After careful consideration, the Department is requesting that you provide the following additional information as part of your Response to Submissions:

- Clarification and more detail regarding the café use, including whether the café will operate standalone or ancillary to the commercial component.
- Update Page 62 of the SEE to reflect the correct floor space ratio – the SEE currently says the FSR is 8.1:1 but it should be 0.81:1.
- Update the documentation to address the requirements of the *State Environmental Planning Policy (Coastal Management) 2018*.
- Provide a street (long) elevation between 53 Denison Street and south of Thales for the Denison Street frontage and between the north of Hi Vis and the south of Thales for the Fitzroy Street frontage to demonstrate how the proposal will fit within the surrounding context in regard to character, bulk and scale.
- Review and consider the objectives of Council's strategic Parking Plan 2021-2030 titled *On the Street: A plan to better manage parking in the Newcastle LGA*.
- Provide a Green Travel Plan to detail the site-specific options and policies available to encourage the most sustainable travel to and from the development.
- Consideration of the pedestrian linkages from the development to Cowper Street North and its public transport options from both frontages, specifically addressing any gaps in footpaths.
- Identify any proposed infrastructure in proximity of the site to accommodate for the increase in public transport users. In this regard, consider Council's request for an additional bus shelter, in accordance with the City of Newcastle's *Newcastle Transport Strategy's* objectives and actions, and any pedestrian way upgrades.
- Consideration and identification of an area to be used as a service/loading bay (refer to Council's comments).
- Confirmation of the design and use of the boom gates/sliding gate and their containment within the property boundaries.
- Additional noise and vibration assessment of the café and the rooftop mechanical plant (refer to Council's comments).
- Confirmation of which (if any) electricity mains will be undergrounded, as per Ausgrid's submission.
- Preparation and submission of a Preliminary Waste Management Plan.
- Preparation and submission of a Preliminary Construction Environmental Management Plan (CEMP) that includes the identification of management approaches to mitigate any environmental or amenity impacts.

- Preparation and submission of an Operational Plan of Management to support the proposal in context of the Three Ports SEPP. This should demonstrate how the proposed management of the facility and the occupants of the facility meet the specific aims and objectives of the Three Ports SEPP (specifically Aim (3)(g) and the objectives of the SP1 Zone).

You are requested to provide the information, or notification that the information will not be provided, to the Department by **24 September 2021**. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information

If you have any questions, please contact Tahlia Sexton on (02) 9860 1560 or tahlia.sexton@dpie.nsw.gov.au.

Yours sincerely



Keiran Thomas
Director
Regional Assessments
as delegate for the Planning Secretary