

## JOINT REGIONAL PLANNING PANEL

### Hunter & Central Coast Joint Regional Planning Panel

JRPP No	<b>2014HCC019 DA</b>
DA Number	<b>DA2014/847</b>
Local Government Area	<b>The City of Newcastle Council</b>
Proposed Development	<b>Mixed use development with lower ground and ground floor commercial, part ground floor residential and 14 floors of residential comprising 161 units</b>
Street Address	<b>1 KING STREET NEWCASTLE</b>
Applicant/Owner	<b>Kred Pty Ltd</b>
Number of Submissions	<b>2 letters of objection and 1 letter of support</b>
Regional Development Criteria (Schedule 4A of the Act)	<b>The application has a capital investment value of more than \$20 million. The application submitted to Council nominates the value of the project as \$44,727,600.</b>
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>List all of the relevant environmental planning instruments: s79C(1)(a)(i)  Newcastle Local Environmental Plan 2012 State Environmental Planning Policy 65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Urban Renewal) 2010 State Environmental Planning Policy 55 – Remediation of Land</li> <li>List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii)  Draft State Environmental Planning Policy 65</li> <li>List any relevant development control plan: s79C(1)(a)(iii)  Newcastle Development Control Plan 2012</li> <li>List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv)  Nil</li> </ul>

	<ul style="list-style-type: none"> <li>List any coastal zone management plan: s79C(1)(a)(v)  Nil</li> <li>List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288  Government Coastal Policy Demolition of a building</li> </ul>
List all documents submitted with this report for the panel's consideration	<b>Architectural Plans</b> <b>3D perspectives</b> <b>Colours and Materials</b> <b>DA comparison plan</b> <b>Sketch of proposed façade treatment</b> <b>Statement of Environmental Effects</b> <b>Referral Comments including UDCG meeting minutes</b> <b>Concept Plan MP05_0062 as amended 9 April 2013</b> <b>Concept Plan – Site Design Principles</b> <b>Concept Plan – Building Envelopes Plan</b>
Recommendation	<b>Grant approval to DA2014/0847, subject to the schedule of conditions contained within Appendix A.</b>
Report by	<b>Melissa Thomas – Senior Development Officer (Planning)</b>

## Assessment Report and Recommendation Cover Sheet

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