

**JOINT REGIONAL PLANNING PANEL
HUNTER AND CENTRAL COAST**

Panel Reference	2017HCC018
DA Number	2017/00701
Local Government Area	NEWCASTLE CITY COUNCIL
Proposal	Concept Development Application for a major redevelopment of Hunter Street Mall, a mixed use development comprising retail, commercial, public spaces, residential (563 apartments), associated car parking & site works
Property	105-111, 121, 137-145, 147, 151-153, 163, 169-185 Hunter Street; 22 Newcomen Street; 3 Morgan Street; 66-74, 98-102, 104, 108-110 King Street, 14 Thorn Street and 21, 31, 33, 58 Wolfe Street Newcastle
Applicant/Owner	Iris Land Pty Ltd
Number of Submissions	11
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the Act)	The proposal is listed within Schedule 4A of the <i>Environmental Planning and Assessment Act 1979</i> , being general development over \$20 million.
List of All Relevant s79C(1)(a) Matters	<p>Environmental planning instruments: s79C(1)(a)(i)</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Urban Renewal) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Draft NSW Coastal Management SEPP • Newcastle Local Environmental Plan 2012 <p>Development Control Plan: s79C(1)(a)(iii)</p> <ul style="list-style-type: none"> • Newcastle Development Control Plan 2012 • Section 94A Development Contributions Plan 2009
List all documents submitted with this report for the panel's consideration	<p>Appendix A: Assessment Report to Joint Regional Planning Panel for Original Concept DA-2015/10182 (28 April 2016)</p> <p>Appendix B: Recommended conditions of consent</p> <p>Appendix C: Complete list of the documents submitted with</p>

	<p>the application for assessment.</p> <p>Appendix D: Concept Proposals, including overall site Concept Proposal, indicative floor plans, building envelope elevations, sections, public access plan, staging plan and FSR Plan (SJB Architects)</p> <p>Appendix E: Building Conservation and Retention Plan (TKD Architects)</p> <p>Appendix F: Massing Diagrams (SJB Architects)</p> <p>Appendix G: Indicative Public Domain Strategy (ASPECT)</p> <p>Appendix H: Indicative Photomontages</p> <p>Appendix I: Comparative Building Height Diagram</p> <p>Appendix J: Comparative Street Wall Height Diagram</p> <p>Appendix K: Clause 4.6 - Variation to Height of Buildings</p>
Report by	TCG Planning on behalf of Newcastle City Council
Report date	7 December 2017

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

Yes / No

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

**Yes / No / Not
Applicable**

**(Has been
addressed in
the body of
the
assessment
report)**

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

**Yes / No / Not
Applicable**

Conditions

Have draft conditions been provided to the applicant for comment?

Yes / No

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report