
TO: Hunter Joint Regional Planning Panel

CC:

FROM: City of Newcastle

DATE: 11 December 2018

SUBJECT: 2017HCC020 - 317 Wharf Road Newcastle - DA2017-00787

Good Morning Chair and Panel Members

City of Newcastle presented the panel at the Hunter Joint Regional Planning Panel meeting dated 1st November 2018 with recommendations for approval of the above development application item.

The panel deferred the determination due to the following reasons;

TERMS OF DEFERRAL

The development application be deferred, and the applicant be invited to submit the following revised plans and information incorporating the following changes, no later than 29 November 2019:

1. Revision of the communal areas on Level 3 so that a greater variety of study and gathering spaces are provided, to meet a range of student needs.
2. A minimum 6m setback from the western side boundary be provided for Levels 4 and above (while not reducing the eastern side setback)
3. Windows are to be added to all rooms to ensure natural ventilation is not reliant on an open balcony door.
4. A view impact analysis from units within Level 8 and 9 of the adjoining development to the west who had objected regarding views, accurately showing the proposed height, maximum height limit and previously approved height.
5. A reduction in the quantum of parking at Level 2, facing Wharf Road, so the proposal met the carparking required (no excess), with an additional active use (or storage) with windows incorporated into the facade at Level 2, with details of the finish and overall saccade composition (including façade details in section).
6. A revised plans of management to include details of the accessibility of the on-site manager, posting, display and circulation to neighbours of a 24 hour contact number for any complaints and establishment of a Community Liaison Committee, with details of composition, meeting timeframes and communication with neighbours to resolve and issues or complaints.

City of Newcastle has liaised with the applicant and they have formally declined to address the above deferral terms and they wish to proceed with the determination as submitted to the panel on 1st November 2018.

We request the panel please proceed with the electronic determination.

Yours faithfully

William Toose
Acting Development Team Coordinator
