

RECORD OF BRIEFING MEETING

HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

MEETING DATE / TIME	8 March 2018 2.15pm to 2.45pm
LOCATION	Travelodge Newcastle, 12 Steel Street, Newcastle

ATTENDEES

PANEL MEMBERS	Jason Perica (Chair), Michael Leavey Cllr John McKenzie Cllr Jason Dunn
COUNCIL ASSESSMENT STAFF	William Toose
OTHER	Priscilla Emmett, Erika Broadbent

BRIEFING MATTER:

2017HCC056 – Newcastle - DA2017/01532

7 Union Street and 13 & 15 Wickham Street, Wickham, 14 Storey Mixed Use Development - Demolition of structures erection of fourteen storey mixed use development with 114 residential units and associated car parking and landscaping.

APOLOGY: Kara Krason

CONFLICT OF INTEREST: Nil

KEY ISSUES DISCUSSED:

- Height non-compliance (35m standard, approximately 43m proposed)
- Complies with FSR (4:1 standard, 3.87:1 proposed)
- Clarify where transition to lower heights in LEP extends - north appears 24m
- Building separation - both within the site and between east-facing units and the adjoining existing building to the east
- Unit mix (also clarify unit layouts - some appear set to be divided into two?)
- Concerns raised by UDCG - to be considered again
- Awaiting Railcorp and Ausgrid comments
- Two public submissions
- Activation to street not ideal, nor above ground car parking
- Footpath narrow - any opportunity for improvements to public domain interface?
- Triangular portion of building to Station Street – how is this treated
- Quantum of car parking and visitor spaces being assessed
- Solar access and need for hourly shadow analysis including elevations
- Clarify storage provision in accordance with ADG
- Substation and fire boosters etc. - ensure integrated into design and public domain