

Record of Kick-Off Briefing Meeting Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-102 – DA2021/01459 – 924 Hunter St, Newcastle West
APPLICANT / OWNER	Thirdi Dairy Farmers Pty Ltd / McCloy Newcastle West Pty Ltd
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: Development that has a capital investment value of more than \$30 million
KEY SEPP/LEP	SEPP 55 – Remediation of Land, SEPP 65 – Design Quality of Residential Apartment Development, SEPP (Coastal Management) 2018, SEPP (BASIX) 2004, SEPP (Infrastructure) 2007, SEPP (State and Regional Development) 2011, Newcastle LEP 2012
CIV	\$100,125,230 (excluding GST)
MEETING DATE	2 December 2021

ATTENDEES

APPLICANT	Robert Huxley – Developer – Thirdi, Scott Shafren – Developer, Stuart Campbell – CKDS Architect, Matt Boyle – CKDS Architects, Luke Mahaffey – Thirdi, Alan Makelvey
PANEL	Stephen Gow (Chair), Susan Budd, Clare Brown
COUNCIL OFFICER	Damian Jaeger, Priscilla Emmett, Amy Ryan, Brian Cameron, Olivia Magrath
TRANSPORT FOR NSW	Liz Smith and Vanessa Barnett
CASE MANAGER	Leanne Harris
RSDA TEAM	Lisa Foley

ISSUES LIST

- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Hunter and Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

APPLICANT BRIEFING

- Applicant appreciates the early involvement of the Panel in the process
- Design excellence and consultation with Council – multiple options have been worked through
- Western end of city where increased heights become permissible
- Currently 2 buildings on the site
- Design overview presented and the various options explored
- Buildings designed to be at the maximum height
- Overview of DA documentation submitted to Council was provided
- Recent Design Panel comments including occupiable spaces, deep soil landscaping, ground floor parking and public art opportunities
- Heritage item – public art installation intended and open to the public

COUNCIL COMMENTS

- Application is currently being notified (28 days) however no submissions received to date
- Design excellence competition process (cl.7.5 NLEP) waived – Council's Design Review Panel generally supportive subject to some recent comments and requirements
- Council will need to consider traffic assessment, impacts on neighbouring property and TfNSW requirements for traffic generating development. The separation of commercial and residential traffic needs further assessment.
- Some further acoustic assessment may be required – noise / glare from adjacent future car park proposal
- SEPP 55 assessment yet to be resolved
- Waste management and servicing still to be resolved – Council needs to be able to service the development if requested to do so
- Site is affected by flooding

TfNSW COMMENTS

- TfNSW looking at a strategic business case and possible options to extend the light rail and which potentially impact this site
- Options will then be explored for corridor protection / high level restrictions – estimated to be in approx. 6 months' time
- Options will not be finalised before further planning work completed
- TfNSW have reached out to the developer / Council and will continue to communicate with them as part of the process.

PANEL COMMENTS / KEY ISSUES

- Panel wish to be kept up informed of progress of the TfNSW process as this will be a key consideration in assessment of the application
- The Panel need to understand the implications of the light rail extension and impact on this site acknowledging that TfNSW do not consider that the site will be sterilised but are not yet in a position to provide specific advice
- The Panel need to understand the broader planning context for the site and adjoining and adjacent developments
- Location of servicing arrangements need to be understood and assessed (eg substations and the like)

The Panel intend to undertake a site inspection and receive further detailed briefing/s in their consideration of this application.

REFERRALS REQUIRED

Internal

- Waste Services
- Engineering
- Heritage
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External

- TfNSW
- Sydney Trains

DA LODGED: 6/11/2021

RFI SUBMISSION DATE – Council is to advise the Planning Panel Secretariat within 7 days of an RFI being issued to the applicant.

TENTATIVE PANEL BRIEFING DATE – 7 March 2022

Exhibition dates: 17/11/2021 to 1/12/2021

TENTATIVE PANEL DETERMINATION DATE – TBA