

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-104 – DA2021/01530 – 854 and 874 Hunter Street, Newcastle West PPSHCC-105 - MA2021/00450 – 854 and 874 Hunter Street and 4 Stewart Avenue, Newcastle West
APPLICANT / OWNER	Applicant: Doma Interchange Development Pty Ltd C/- SLR Consulting Australia Pty Ltd Owner: Doma Interchange Development Pty Ltd
APPLICATION TYPE	Integrated DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: General development over \$30 million
KEY SEPP/LEP	State and Regional Development SEPP, SEPP 65, BASIX SEPP, Infrastructure SEPP, SEPP 55, Coastal Management SEPP 2018, SEPP 64, Newcastle LEP 2012
CIV	\$117,786,486 (excluding GST)
DATE	9 December 2021

ATTENDEES

APPLICANT	<ul style="list-style-type: none"> • Sean Kearney (Doma) • Jill Woodley (Bates Smart) • Bradley Dorn (Bates Smart) • Patrick Quinlan (SLR) • Melissa Thomas (SLR) • Grace Moses (SLR) • Chris Farrington (DOMA)
PANEL CHAIR	Stephen Gow
COUNCIL OFFICER	Holly Hutchens
CASE MANAGER	Leanne Harris
RSDA TEAM	Carolyn Hunt and Lisa Foley

OTHER ATTENDEES

PANEL MEMBERS	Clare Brown, Susan Budd
COUNCIL STAFF	Damian Jaeger, Brian Cameron, David Ryner, Olivia Magrath

ISSUES LIST

- Introductions
- Applicant:summary:
 - Location of site within centre of Newcastle
 - Recent infrastructure works adjacent to the site include rail terminal and bus interchange (approved in Nov 2017 by TfNSW)
 - Masterplan approved for the site, with car parking granted prior to masterplan (2018) due to works being required at the time of the bus interchange development
 - Concept approval granted in June 2020
 - Commercial DA granted approval in May 2019, which is now completed and occupied in March 21
 - Concept approval has been modified as the details for each stage have evolved and was essentially a massing approval that outlined street wall heights, separations, setback etc
 - Urban Design Consultative and Urban Design Group meetings have been held and recommended that diversity in the height of the 2 towers be provided
 - Modification of concept approval involves the redistribution of floor space between the 2 towers (ie. moving floor space onto the eastern tower)
 - Design of the 2 towers has been amended to enhance solar access through change in configuration
 - Modification includes height variation and building separation non-compliances
 - Car parking arrangement amendments, including basement carparking to be amended to storage for residential units. Amendments to commercial areas has reduced commercial car parking requirements and reallocation of spaces for residential use including the provision of motorcycle parking
 - Shadow impacts considered in documentation submitted – increase in eastern tower – negligible impact on adjoining properties
 - Impact of winds has resulted in southern side units incorporating previous outside areas inside to enhance the winter solar access
 - Visual impact considered and montage undertaken
 - Interface with Beresford (Store) Lane – loading areas, waste collection, kiss and ride – which is located on the site (private road with easement to enable use and maintenance). No change to traffic access but finer detail provided
- Council Summary:
 - Application only recently received and under preliminary assessment
 - Council expects the minutes from the recent Urban Design Group meeting of the 26th November to be finalised shortly
 - Engineering – assessment still underway but a number of initial questions including:
 - The ownership of the multi-level car park and ongoing security / relationship to the DA for residential use
 - Responsibility for maintenance of the laneway as this is not a public road. Applicant confirmed that the Building Management Committee (includes DOMA, Office Lot owner + bus interchange) have a joint responsibility to maintain.

Further justification for the oversupply of parking and how spaces will be allocated between residential apartments

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Operation of publicly accessible spaces (ie Beresford (Store) Lane)
- Construction requirements for embellishment on car park and management of communal open spaces eg lighting and impacts on amenity
- Calculation of car parking, surplus provision vs DCP and relationship to FSR
- Height of buildings variation and the legal framework with the modification DA and sequencing with the Stage 4 DA.
- Remediation works – primarily acid sulphate soils

REFERRALS REQUIRED

Internal

- Engineering

External

- TfNSW - responded – extension requested until 20/12 for joint response with Sydney Trains and TfNSW taking lead in response
- Water NSW – further clarification required as unclear of appropriate approval pathway - application lodged as nominated integrated
- Ausgrid – referral and response received

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Public exhibition closes 17th December. So far one submission has been received and it raises concerns with car parking

RFI SUBMISSION DATE – Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued

TENTATIVE PANEL BRIEFING DATE: 7 March 2022

TENTATIVE PANEL DETERMINATION DATE: TBA