

21 June 2022

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Newcastle City Council  
PO Box 489,  
Newcastle NSW 2300

**Attention: Holly Hutchens**

Dear Holly,

**DA2021/01530**  
**854 Hunter Street, Newcastle West NSW 2302**  
**Regional Planning Panel RFI Response**

This letter has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of Doma Group to detail the proposed updates to the existing development application (DA2021/01530) for the mixed-use development, including shop top housing with 362 dwellings, ground floor retail premises, commercial premises and a basement located at 854 Hunter Street, Newcastle West NSW 2302.

This correspondence has been prepared following the Regional Planning Panel (RPP) meeting held on 20 June 2022 where updates have been requested in respect to DA2021/01530, particularly the associated clause 4.6 requests. This letter, along with appended updated documents, provides a response to the comments provided from RPP.

## **1 Summary of Updates**

Following the RPP Meeting held on Monday 20 June 2022, the following updates has been made to the proposal:

### **1.1 Updated Clause 4.6 – Height**

The Clause 4.6 request for a variation to the height requirement has been amended to reflect the updated Architectural Plans (submitted to Council on 29 April 2022).

The updates to Cl. 4.6 – Height are as follows:

- **Section 3 – Proposal**
  - Update to elements of the proposed development; and
  - Reference to the updated architectural plans.
- **Section 5 – Development Standard to be Varied**
  - Further itemising the elements of aspects of the building above the height control. Additional information has been added to Table 1, to clarify the heights measured from existing ground level, and the height measurements in Australian Height Datum.
- **Section 6.2 – Sufficient Environmental Planning Ground to Justify Contravention**

- Additional information has been added to Table 2, to clarify the heights measured from existing ground level, and the height measurements in Australian Height Datum

In addition, Figures have been updated to the most recent set of the architectural plans.

Refer to **Attachment A** for the updated Clause 4.6 – Height request.

## 1.2 Updated Clause 4.6 – Separation

The Clause 4.6 request for a variation to the building separation requirement has been amended to reflect the updated Architectural Plans (submitted to Council on 29 April 2022).

The updates to Cl. 4.6 – Separation are as follows:

- **Section 3 – Proposal**
  - Update to elements of the proposed development
  - Reference to the updated architectural plans

In addition, Figures have been updated to the most recent set of the architectural plans.

Refer to **Attachment B** for the updated Clause 4.6 – Separation request.

We trust this letter and the appended updated documents provide a satisfactory response to the RPP requests. Therefore, given the merit of the proposal and the absence of any significant adverse impacts, the modification is considered to be worthy of Council's support.

Should you have any questions please do not hesitate to contact the undersigned on (02) 4940 0442.

Yours sincerely



GRACE MOSES  
Project Consultant - Planning

Checked/  
Authorised by: MT

### **Attachments:**

**Attachment A** – Updated Clause 4.6 – Height

**Attachment B** – Updated Clause 4.6 - Separation