

22 June 2022

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Newcastle City Council
PO Box 489,
Newcastle NSW 2300

Attention: Holly Hutchens

Dear Holly,

MA2021/00450

854-874 Hunter Street, Newcastle West and 6 Stewart 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 s4.55 modification application (MA2021/00450) for the staged, mixed-use development at 854-874 Hunter Street and 6 Stewart Avenue, 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 MA2021/00450. 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 have been made:

1.1 Overshadowing

The Shadow Plans are now included in the proposed modification MA2021/00450, see **Attachment A**.

As demonstrated in documentation submitted with the proposed modification, the additional height allows for a more dynamic design and enhances the significance and visual interest of the site as a whole. The shadow created from the additional height is only resulting in minimal impacts predominantly to roads and commercial buildings. The extent of the overshadowing has been illustrated in the Shadow Diagrams, included at **Attachment A**, which finds the overshadowing impacts to be acceptable.

The Shadow Diagrams illustrate the additional overshadowing, shown in darker blue shade, will primarily impact an educational facility at 9am, an existing road (Stewart Avenue) during midday and commercial developments at 3pm. No impacts are created to public recreation spaces, with no shadows cast to Birdwood Park approximately 140m south east of the site.

It is considered the proposed development does not cause an unreasonable amount of overshadowing, particularly when compared with the shadowing that has been previously approved as part of the Concept.

Refer to the Shadow Diagrams at **Attachment A** for further detail.

1.2 Concept Plans

The Concept Plans have been updated to include the Reduced Levels for the proposed roof plant on both residential towers. Refer to **Attachment B**. The levels identified are consistent with the reduced levels identified in DA2021/01530.

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 – Shadow Diagrams

Attachment B – Updated Concept Plans