

RSDA Kick-Off Briefing Agenda

Hunter Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-111 – Newcastle – DA2021/01237 - 8 Lingard Street, Merewether
APPLICANT / OWNER	SLR Consulting Australia Pty Ltd on behalf of Northwest
APPLICATION TYPE	CIV > \$5M - Private infrastructure and community facilities
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development) 2011, Schedule 7, Clause 5
KEY SEPP/LEP	State Environmental Planning Policy (Infrastructure) 2007 Newcastle Local Environmental Plan 2012
CIV	\$6,718,172.00 (excluding GST)
BRIEFING DATE	9 February 2022

ATTENDEES

APPLICANT	Melissa Thomas, SLR Patrick Quinlan, SLR Adam Thompson, HealtheCare
PANEL CHAIR	Alison McCabe (Chair), Stephen Leathley, Sandra Hutton, Councillor Peta Winney-Baartz, Councillor John Mackenzie
COUNCIL	William Toose, Amy Ryan, Priscilla Emmett, Olivia Magrath, Robyn Hawes, Rajnesh Prakash, Stephen Masia.
PLANNING PANELS SECRETARIAT	Alexandra Hafner, Lisa Foley

DA LODGED: 24 September 2021

RFI SUBMISSION DATE: Issued 18 February 2022 – flooding information, parking numbers, on-street parking demand, parking study required

TENTATIVE PANEL BRIEFING DATE: 11 May 2022

TENTATIVE PANEL DETERMINATION DATE: 1 June 2022

ITEMS DISCUSSED

- Introductions
- Applicant summary
 - Previous approvals in July 2019, including the Hybrid Theatre.
 - Lingard identified as a Health Precinct under the 2036 Newcastle Metropolitan Plan.
 - Concurrent Planning Proposal for subject site to amend zoning to an SP2 Infrastructure (Health Services Facilities) zone, increase the height of buildings from 10 to 18 metres across the site and remove FSR provisions. The proposal has been submitted to the Department of Planning and Environment.
 - A separate and concurrent DA has been lodged with Council for a proposed pedestrian bridge to connect both campuses across Mereweather Street. This will not be considered by the Planning Panel.
- Council summary
 - Permissibility established under State Environmental Planning Policy (Infrastructure) 2007 – Part 3 (Division 10) provides that development for the purpose of health services (including hospitals) may be carried out with consent on land in a “prescribed zone”. The site is zoned B5 Business Development under Newcastle Local Environmental Plan 2012. This is a “prescribed” zone for the purposes of the Infrastructure SEPP.
 - Height of building and FSR are development standards contained within the LEP:
 - The maximum building height is 10m and the proposal will result in a maximum building height of 15.25m
 - The maximum floor space ratio (FSR) is 0.9:1. The total proposed FSR is 1.64:1
 - Potential parking allocation shortfall in addition to on street parking issues.
 - Potential flooding issues
 - Proposal considered by the Urban Design Advisory Panel. Concerns raised included:
 - Height
 - Rooftop design / location of mechanical plant
 - Lack of certainty and imminent achievement of “gateway” status
 - Need for proper urban design study and a precinct-wide Master Plan for Lingard Hospital. Proposal needs to demonstrate an examination of first principles commencing from Place and Site Analyses, Synthesis, and Interpretation that precedes any development proposal.
 - Exhibition completed 2021–5 objections received.
- 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.

KEY ISSUES IDENTIFIED BY PANEL FOR CONSIDERATION

- Timing of gazettal of current planning proposal and determination of subject application, with variations of development standards.
- Car parking provisions to cater for the proposed development.
- Consultation, CPTED and social impact assessments.
- Access arrangements to the consulting rooms confirmed via existing lift cores.
- UDAP comments.

REFERRALS

Internal

- Development Engineering