

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-115 – Newcastle – DA 2021/01754
APPLICANT / OWNER	Archadia Projects Pty Ltd / GPV Adamstown Pty Ltd atf GPV Adamstown Trust
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 5(b), Schedule 7 of the SRD SEPP: health services facility (private infrastructure and community facilities over \$5 million)
KEY SEPP/LEP	Infrastructure SEPP, State and Regional Development SEPP, Vegetation SEPP, SEPP 55 and Newcastle LEP
CIV	\$12,564,003.00 (excluding GST)
BRIEFING DATE	16 February 2022

ATTENDEES

APPLICANT	Andrew Brook Architect), Ian Gill (Director), Wesley Wilson (Planning) and Gavin Rose (Director)
PANEL CHAIR	Alison McCabe, Sandra Hutton, Juliet Grant (Riley Hungerford Gyde – observing only), Peta Winney-Bartz, John McKenzie
COUNCIL OFFICER	Damian Jaeger, Amy Ryan, Priscilla Emmett, Olivia Magrath, David Ryner, William Wang
CASE MANAGER	Leanne Harris

DA LODGED: 10 January 2022

RFI SUBMISSION: TBA

TENTATIVE PANEL BRIEFING DATE: 1 June 2022

TENTATIVE PANEL DETERMINATION DATE: 21 September 2022

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 Planning Panel and therefore future comment will not be limited to the detail contained within this record of briefing.

COUNCIL SUMMARY:

- Public exhibition finalised and 5 submissions received which raise issues in relation to traffic, parking and congestion, over-development of the site, noise and amenity
- Proposed development is permissible and is within the LEP height and FSR controls (R4 High Density Residential zone)
- Site is part of the Adamstown Renewal Corridor
- Development will shortly be considered by Council's Urban Design Panel
- Has been referred to Ausgrid
- Key matters for assessment will include
 - Traffic and parking, particularly the capacity of Date Street
 - Flooding / stormwater
 - Bulk, scale and design
 - Acoustics and amenity
- Council is concerned about the currency and robustness of the traffic study
- There was no Pre DA meeting for this proposal as lodged.

APPLICANT OVERVIEW:

- Stage 1 of the site was the redevelopment of the former RSL Club on the site
- This DA is for Stage 2 being a multi-disciplinary facility for pain management
- Site was previously subdivided off from the club site and a physical connection between the buildings is difficult
- There was a previous large-scale residential development over the entire site which received significant objection and did not proceed
- The design has been developed to respond to the site constraints
 - Zero lot lines
 - Corner splay retained
 - Basement parking not feasible
 - Stepped profile for maintenance of solar access to the low density residential to the rear

KEY PANEL ISSUES IDENTIFIED FOR CONSIDERATION

- Existing car parking being removed and any prior consents that need to be considered.
- Setbacks in the R4 zone and relationship to the Adamstown Renewal Corridor
- The relationship between the development and the adjacent car park / boundary and street interfaces
- Comments from the Urban Design Review will be important and need to be considered in the assessment.
- Scale relationships and setbacks to adjoining and adjacent residential areas will also need to be considered.
- Reinforce Council's concerns regarding the traffic report and lack of current pre DA discussions for a development of this scale/
- Council will do a detailed RFI and the Panel expects the applicant to respond to this in a timely manner.
- Future site inspection to be scheduled.