

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-137 – DA2022/00538 - 643 Hunter St, Newcastle West
APPLICANT OWNER	ADW Johnson Next Level Seven Pty Limited
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: general development over \$30m
KEY SEPP/LEP	SEPP Basix, SEPP 65, SEPP Planning Systems, SEPP Resilience and Hazards, SEPP Transport and Infrastructure, Newcastle LEP
CIV	\$ 49,590,708 (excluding GST)
BRIEFING DATE	13 July 2022

ATTENDEES

APPLICANT	Sasha Lesiuk, Marcus Graham, Andrew Redwin, Craig Marler, Liam Dwyer and Duncan Miller
PANEL CHAIR	Alison McCabe (Chair), Peta Winney-Baartz and John Mackenzie
COUNCIL OFFICER	Gareth Simpson, Damian Jaeger, Amy Ryan and Ellise Redriff
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Carolyn Hunt, Lisa Foley and Naila Tabassum

- Introduction
 - 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 & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.
- Council summary
 - Pre-DA and Urban Design Review Panel meetings held prior to lodgement, with variations to design undertaken following meetings

- Outline of proposal provided as 20 storey mixed used development – 4 level podium (commercial premises and car parking) and 16 level tower (106 residential apartments)
- Height proposed as 64.5m, noting compliance under DRP bonus provisions
- On-street waste collection proposed in Steele Street
- Flood prone site
- Request for additional information sent -
 - Additional traffic assessment information requested from TfNSW in relation to Hunter Street (classified road)
 - Waste – on-street collection details to be provided and inconsistency with other developments with on-site collection
 - Flooding – access during flood events
- CPTED to be considered
- Archaeological and heritage reports to be reviewed
- Applicant introduction of proposal
 - Existing site approval (128 apartments) outlined and considered to be poorly designed with little public investment interest
 - Proposal outlined, noting active street frontages, site location/proximity to transport internodes, public domain spaces and views to harbour/ocean, variety in apartment size/design, compliance with solar access and natural ventilation, open space areas and landscaping
 - Similarities to development in locality
 - Consistency in materials above podium
 - Residential tower setback from side boundary to enable separation from adjoining development
 - Acknowledgement of Steele Street landscaping vista within the design
 - Ground level incorporates landscaping and awning over Hunter Street
 - UDRP recommendation for variation in commercial area has been included, with some tenancies having voids and others with mezzanine levels
 - Car parking located behind commercial premises to enable 75% active street frontage
- Panel comments
 - On-site waste collection to be considered and further discussions with Council to be undertaken
 - Car parking floor to ceiling heights of 3m – limits potential future re-use, following reduced reliance on cars
 - Acknowledged that design has been amended to cater for adjoining commercial development proposed on the boundary - noting commencement of construction on the adjoining site
 - Relationship to Travel Lodge – bulk and scale, privacy, accessibility to view corridors and solar access to be considered, noting reduced setback and proposed window openings. Analysis of potential impacts to be outlined – given non-compliant SEPP 65 separation
 - Sustainability – EV charging points to be accommodated (noting provision for common charging points) and installation of solar panels to be considered
 - Excess parking spaces – consideration to be given to additional uses like car wash bays, adequate residential storage, etc. Any excess carparking will need to be included in FSR calculation.
 - Noted that no Cl.4.6 variations proposed

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Built form relationships (in particular, the Travel Lodge site)
- Excess car park utilisation
- Waste collection – preferable to be on-site

REFERRALS REQUIRED

Internal

- Waste
- Engineering/Traffic

External

- TfNSW – additional traffic assessment information requested in relation to Hunter Street

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition dates: 26 May to 9 June 2022
- No submissions to date

DA LODGED: 20 May 2022

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

TENTATIVE PANEL BRIEFING DATE – 15 September 2022

TENTATIVE PANEL DETERMINATION DATE – 18 January 2023