

Record of Kick-Off Briefing

Hunter & Central Coast Regional Planning Panel

| | |
|---|---|
| PANEL REFERENCE, DA NUMBER & ADDRESS | PPSHCC-147 - MA2022/00286 - 1 National Park St, Newcastle West, 17 National Park St, Newcastle West, 19 National Park St, Newcastle West and 484 King St, Newcastle West |
| APPLICANT / OWNER | Mr Sam Coles EXP NO 1 National Park Street Pty Ltd |
| APPLICATION TYPE | Modification Application |
| REGIONALLY SIGNIFICANT CRITERIA | S4.56 Modification Application |
| KEY SEPP/LEP | <p>State Environmental Planning Policy</p> <ul style="list-style-type: none"> State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development <p>Other Environmental Planning Instrument (eg. Local Environmental Plan, Interim Development Order, Planning Scheme, etc)</p> <ul style="list-style-type: none"> Newcastle Local Environmental Plan 2012 Development Control Plan |
| CIV | \$73,288,558.00 (excluding GST) |
| BRIEFING DATE | 2 November 2022 |

ATTENDEES

| | |
|------------------|---|
| APPLICANT | <ul style="list-style-type: none"> Stuart Campbell – Director – CKDS - Architect Joel Chamberlain – Senior Associate – CKDS - Architect Juergen Weigl – Director – Marchese Partners International - Architect Loughlin Jordan – GWH – Development Manager George Araujo – GWH – Construction Manager Wade Morris – GWH – Planner |
|------------------|---|

| | |
|------------------------------------|---|
| | <ul style="list-style-type: none"> Sam Coles – GWH - Planner |
| PANEL MEMBERS | Alison McCabe (Chair), Juliet Grant, Sandra Hutton, Peta Winney-Baartz and John Mackenzie |
| COUNCIL OFFICER | William Toose and Damian Jaeger |
| SENIOR PLANNING OFFICER | Carolyn Hunt |
| PLANNING PANELS SECRETARIAT | Lisa Foley |

- 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 be considered 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
 - Site history and background to modification application outlined briefly
 - Modifications proposed to height, variations for FSR and cl. 7.10 controls
 - Surplus car parking provided
 - Detailed outline of proposed modification changes to be provided
 - Urban Design Review Panel is generally supportive of amendments
- Applicant introduction of proposal
 - Background to proposal and surrounding development outlined
 - Overview of modification outlined as changes to the following:
 - Height - southern building has increased in height by 620mm and northern building increased in height by 7.84m (2 levels with top level for communal space)
 - Communal space on southern building has been increased, with 3 communal spaces in total
 - Courtyard between the two towers on level 4, increased and improved the communal space
 - FSR – reduction from 5.5:1 to 5.36:1
 - Building form to remain relatively the same, including setbacks from boundaries
 - Stratum subdivision and staged development now included
 - Increased in the number of units, from 193 to 199
 - Increased car parks from 248 to 257
 - Public art space and plaza – design prepared in consultation with the Public Art Reference Group
 - Urban Design Review Plan recommendations incorporated into modifications
 - Variety of materials and finishes proposed for external surfaces
- Panel comments
 - Degree of change to be clearly identified in complete package, including architectural plans and RLs on each level with relevant clouding.

- Appropriateness and justification for variations in building heights, consideration of city skyline and relationship to other proposed developments within close proximity to the site.
- Staging and program of works
- Stormwater to be considered

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Identification of proposed changes will require a qualitative and quantitative assessment
- Panel will need to be satisfied that the proposal is substantially the same development
- Variations and potential impacts
- Staging
- Stormwater

REFERRALS REQUIRED

- Internal and external referrals – yet to be received

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition: 5 to 19 September 2022
- Submissions received – matters raised include height exceedance and ROW obstructions

DA LODGED: 26 August 2022

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

TENTATIVE PANEL BRIEFING DATE – February 2023

TENTATIVE PANEL DETERMINATION DATE – early May 2023