

From: Holly Hutchens
Sent: Monday, 8 May 2023 3:52 PM
To: Lisa Foley
Cc: Amy Ryan; Leanne Harris
Subject: RE: 1 National Park Street Newcastle West - PPSHCC-147 – MA2022/00286 - updated Conditions and Memo

Hi Lisa and Leanne,

Further to the Chairs enquiry the following information is provided to assist in the determination of MA2022/00286.

Apartment Design Guide

It is noted that design refinement issues remain including balcony privacy, ventilation, location of air conditioning units, and access onto adjoining balconies. In light of the matters raised, CN has included a design refinement condition (Condition 23) which requires the applicant to submit amended plans that provide further detail and address the matters raised, the Urban Design Review Panel is to review and approve the amended plans prior to release of a construction certificate. Having reviewed the proposed layout of the amended apartments, it appears that some of the Units appear to provide balconies that have a minor shortfall in width or area. In CN's view, the majority of apartments afford a suitable amenity including acceptable internal living space and high end communal facilities such including a gym, swimming pool, and an extra rooftop communal area. On this basis, it is considered that the minor design refinement issues can be adequately dealt with by way of consent.

Car Parking

Based on the tandem car parking distribution between the 2 bedroom and 3-bedroom units, overall, the proposed development will have 32 additional residential car parking spaces in excess of the Newcastle DCP residential car parking rates. The original approval for DA2019/00711 provided 248 car parking spaces. The current modification application proposes a maximum of 301 car parking spaces (this number includes car parking areas that may be impacted by required design refinement). The proposed development will have approximately 53 additional car parking spaces when compared with the approved DA2019/00711. The additional car parking has been accommodated through the redesign of the vehicular access ramp. It is note that the additional car parking does not result in changes to the approved built form or variation to the prescribed FSR (FSR 5.48:1). Additionally, the amendments does not propose to convert any previously approved commercial or residential areas to car parking. CN considers that the revised car parking layout is acceptable and does not have any objection to the additional car parking spaces.

Thanks again,

Holly Hutchens | Senior Development Officer (Planning)

City of Newcastle | Planning & Environment

Planning, Transport & Regulation | Development Assessment



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of the Newcastle LGA, the Awabakal and Worimi peoples.*

