

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	NEWCASTLE- PPSHCC-159 DA2022/01316, 711 HUNTER STREET NEWCASTLE WEST Lot 1 DP867617	NEWCASTLE PPSHCC-160 DA2022/01317, 711 HUNTER STREET NEWCASTLE WEST Lot 1 DP867617
<b>APPLICANT / OWNER</b>	Hunter Street JV Co Pty Ltd	
<b>APPLICATION TYPE</b>	Development Application	
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 6 of the Planning Systems SEPP: Capital Investment Value > \$30M	
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 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 Newcastle Local Environmental Plan 2012 and Development Control Plan	
<b>CIV</b>	\$65382029 (excluding GST)	\$54968000 (excluding GST)
<b>BRIEFING DATE</b>	21 February 2023	

### ATTENDEES

<b>APPLICANT</b>	Luke McNamara, St Hilliers – Development Manager (applicant) Justyn Ng, St Hilliers – Design Manager (applicant) Naomi Ryan, Urbis – Planner Andrew Harvey, Urbis – Planner Kirraly Northey, Urbis – Planner Rido Pin, Plus – Architect Hong Nguyen, Plus – Architect Mark Kuhne, Urbis – Landscape Designer Jojo Navarro, Urbis – Landscape Designer Sam Shepherd, Bellringer – Placemaking/Retail Consultant
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	John Carr, AMAC – Heritage Advisor
<b>PANEL MEMBERS</b>	Alison McCabe (Chair), Tony McNamara, Peta Winney-Baartz and John Mackenzie
<b>COUNCIL OFFICER</b>	Damien Jaeger and Amy Ryan
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

Council is yet to undertake its full assessment of the application, 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 in detail by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

**DA LODGED:** 23/11/2022

**TENTATIVE PANEL DETERMINATION DATE:** July 2023

#### **COUNCIL COMMENTS:**

- 2 proposals over one site, staged but lodged as separate DAs.
- Similar proposals – have undergone a design excellence competition process.
- Council's Urban Design Review Panel to consider later this week.
- 3 and 5 submissions for the DAs respectively.
- TfNSW, Ausgrid and Mine Subsidence initial responses received and being worked through.
- Department of Defence referral for flight path given height of buildings is underway.
- Internal referrals underway – need further information re contamination and acoustics
- Applications are relying on the 10% bonus in the LEP for FSR and have a variation above this.
- Height compliant with LEP.
- Waste disposal is on site with no on-street pick-up.

#### **APPLICANT PRESENTATION:**

- Overview of Applicant and early engagement processes with Council.
- Overview of the mixed-use proposal, Stage 1 Northern Tower and Stage 2 Southern Tower.
- Site location, existing 2 storey commercial building and surrounding context.
- Site history, heritage conservation area and existing (limited) historic façade investigated as part of the DA.
- Consultation with Council and others over 2021 and 2022 including public participation, indigenous groups and through the design competition process.
- Overview of design framework and strategy for retail ground floor options and ground plane activation and connection with country as part of the process.
- LEP variations in relation to building separation and FSR.

- Form and orientation of the towers, solar access ventilation, views discussed.
- 5 year limit from first to last OC is driving the need for 2 DAs as a risk management approach from the Applicant's perspective.
- Detailed designs have been provided to Council in the event that only Tower 1 is built.

#### **PANEL COMMENTS AND KEY ISSUES:**

- The Panel will need a clear understanding of the two DAs and the staging and how this will work in relation to integrated car parking and waste management arrangements in the event that only one tower proceeds. The approach is likely to be complicated and the Council will need to work through easements and reciprocal rights of way etc.
- The Panel wants to understand the approach to the heritage façade, noting the Applicant advised that the design competition jury supported removal of the façade as proposed.
- The Panel will provide opportunities for further briefings with the Applicant if required.
- The Panel will consider the Clause 4.6 in detail and will need to understand the extent of variation in relation to the bonus floor space provisions.
- Key issues for the Panel will be:
  - the relationship to the adjoining building in Hunter Street under construction including separation and design interfaces,
  - streetscape interfaces,
  - waste management arrangements and
  - variations to the LEP controls.
- The Panel questioned the decision to not have underground car parking and notes the Applicant's responses around design outcomes, floodplain and mine subsidence constraints.

The Panel will undertake a site visit and seek to have a further briefing with Council.

#### **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

**Exhibition dates:** 25/11/2022 to 16/01/2023

Applicant reviewing the public submissions received.