

Elle Durrant

From: Philip Pollard <philippollard@amenityune.com>
Sent: Friday, 8 November 2024 11:22 AM
To: Elle Durrant
Cc: Kerry Hunter; Brian Gibson; Kristy Ryan
Subject: Re: Email to UDRP - Electronic Referral - DA2023-00419 - 121 Hunter Street Newcastle
Attachments: UDRP Report - Meeting 5 July 2023 - DA2023-00419 - 121 Hunter Street Newcastle.pdf; UDRP Report - Meeting 26 June 2024 - RE2024-00002 - 121 Hunter Street Newcastle.pdf
Follow Up Flag: Follow up
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Hi Elle,

I have conferred with the members of the UDRP that constituted the July meeting, and they have confirmed - as do I - that the proposal is essentially unchanged from our July consideration, and we continue to regard the proposal as a very well conceived and documented development proposal that clearly exhibits design excellence, and that satisfies all objectives of the Apartment Design Guidelines.

Kind regards

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We acknowledge the Awabakal people, the Traditional Owners and custodians of the land upon which we live and work. We pay our respects to Elders past, present and emerging.

On 5 Nov 2024, at 5:00 PM, Elle Durrant <edurrant@ncc.nsw.gov.au> wrote:

Good afternoon Panel,


I refer to development application **DA2024/00419** currently under assessment seeking consent for the physical works for Stage 3 and 4 of Concept DA approval **DA2017/00701** (as modified) known as the 'East End' development - being the major redevelopment of four city blocks bound by Hunter, King, Perkins, and Newcomen Streets located at the East End of Newcastle.

For the purposes of clarity, I note the following.

- The development site has been subject to a competitive design process ('design competition') to satisfy the requirements of Clause 7.5(4) (design excellence) of the *Newcastle Local Environmental Plan 2012* ('NELP 2012'). The design competition identified a winning scheme that successfully informed design development and lead to the detailed development application for Stage 3 and 4 (**DA2024/00419**) currently under assessment.
- Lodged concurrently with development application **DA2024/00419** was modification application **MA2023/00175**, which sought to modify the building envelopes approved for Stage 3 and 4 under the Concept DA **DA2017/0070**, as well as associated administrative changes to the conditions of consent, to align with the design competition winning scheme and resulting detailed development application **DA2024/00419**.
- The UDRP has previously considered the current development application **DA2024/00419**, and the then relevant modification application **MA2023/00175**, during the meeting held 5 July 2023 at which time the UDRP recommended a limited number of refinements to achieve design quality (see 5 July 2023 UDRP advice attached for reference). The UDRP supported the development application **DA2024/00419** subject to the provision of information, as noted within the written advice, to CN for assessment (specifically around view impact and heritage matters).
- Modification application **MA2023/00175** was refused by the Hunter Central Coast Regional Planning Panel ('HCCRPP') on 15 May 2024.
- A section 8.2(1) review of determination application **RE2024/00002** was lodged seeking to review the reasons for refusal of modification application **MA2023/00175**. In requesting a review, no changes were made to the proposal pursuant to **MA2023/00175**, however additional information was prepared to address the reasons for refusal, including view impact.
- The UDRP considered the section 8.2(1) review of determination application **RE2024/00002** at the meeting held 26 June 2024, at which time the UDRP continued to provide unwavering support of the modified Concept DA. The 26 June 2024 UDRP advice is attached for reference, and extracts of the recommendation are copied below:

'Having carefully reviewed the proposal, additional information and the Statement of Reasons for the HCCRPP's determination, the UDRP offers its wholehearted support of the Modification to Concept plan.'

'The UDRP support the application, and no further changes are suggested to the concept'

- The HCCRPP determined to approve **RE2024/00002** on 28 October 2024.
 - As a result, a 'final information package' for development application **DA2024/00419** has now been submitted. This package addresses all assessment matters raised by CN during the assessment process, including the advice from the UDRP meeting held 5 July 2023.
 - The relevant amended and additional documentation is available
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- [here](#) for your review, and includes amended architectural drawings updated to address minor drafting errors and include additional details required for assessment (for example, setback dimensions), and additional expert documentation on view impact assessment (already considered by UDRP under the section 8.2(1) review of determination application **RE2024/00002**) and heritage conservation.

- CN is satisfied that the proposal had been amended in accordance with the recommendations from the 5 July 2023 UDRP advice.
- Suitable conditions requiring ongoing design review by the UDRP post approval through to completion (being issue of the Occupation Certificate) will be recommended should development application **DA2024/00419** be supported.

@Philip Pollard as the Chairperson of the UDRP could you please confirm via return email the UDRPs position to the effect that the development application as amended is satisfactory.

Kind regards,

Elle Durrant | Senior Development Officer (Planning)

City of Newcastle | Planning & Environment

Planning, Transport & Regulation | City Significant & Strategic Planning

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City of Newcastle acknowledges the Traditional Custodians of the land of the Newcastle LGA, the Awabakal and Worimi peoples.