

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 3 June 2020
LOCATION	Via teleconference

BRIEFING MATTER

PPSHCC-22 – Newcastle City Council – DA 2019/01169

309 King Street Newcastle West

Mixed use development - demolition of structures erection of 14 storey mixed use including seniors living and aged care facilities

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton and John MacKenzie
APOLOGIES	Jason Dunn
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Holly Hutchens, Ian Clark, Amanda Gale, Michelle Bisson, Tracey Webb, Priscilla Emmett
OTHER	Sharon Edwards and Lisa Foley from the Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Council are considering a few related DAs that are not regionally significant - access to King St from carpark – change to access from Bull St – reconfiguration to allow for subdivision
- Proposed built form is a podium top with two towers – one for seniors living and one RFB, over basement car parking accessed from Bull St which will service both towers with parking requirements. The bottom floor will have a commercial arrangement with public access including an activated space with public art
- Had a meeting with Public art reference group and decision made to incorporate a memorial to victims of earthquake at old workers club site
- On a key site, so required to satisfy design excellence. The application has a waiver – no concerns raised from urban design panel
- Referred to Council heritage staff
- Minor lift overrun, FSR and set-back issues
- The application does not rely on the seniors housing SEPP. Applicant is using definition as per LEP. Council is still considering the principals and guidelines etc – eg, ambulance bays
- No major issues identified at this point.
- Council is waiting on additional info from applicant – Ausgrid and street trees

- City greening aren't supportive of the proposed number of tree removals. Trees wouldn't be able to survive the structural development changes, so applicant will have to consider replacement. Paper bark trees in the centre have some important elements – to do with earthquake and when they were planted.
- Stormwater and access arrangements
- No submissions – unusual for a DA for this size

TENTATIVE PANEL MEETING DATE: August/September