

Record of Preliminary Briefing

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-204 – NEWCASTLE DA2023/00419 121 HUNTER STREET NEWCASTLE and PPSHCC-220 - NEWCASTLE MA2023/00175 105, 109, 111 and 121 HUNTER STREET NEWCASTLE, 1 and 3 MORGAN STREET NEWCASTLE, 22 NEWCOMEN STREET NEWCASTLE and 66 KING STREET NEWCASTLE
APPLICANT / OWNER	Miss Isabella Tonks
APPLICATION TYPE	Development Application and Modification Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: Capital Investment Value > \$30M
KEY SEPP/LEP	<ul style="list-style-type: none"> • 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
	\$145,140,650 (excluding GST)
BRIEFING DATE	02-08-2023

ATTENDEES

APPLICANT	Isabella Tonks (Urbis), Naomi Ryan (Urbis), Andrew Harvey (Urbis), Warren Duarte (Iris Capital), Kerime Danis (City Plan), Rachel Yabsley (SJB), Adam Haddow (SJB) and Chris Palmer (CPI Consulting)
PANEL MEMBERS	Roberta Ryan (Chair), Helen Lochhead, Kim Johnston, Peta Winney-Baartz and John Mackenzie

COUNCIL OFFICER	Damian Jaeger and Amy Ryan
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley and Holly McCann

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

DA LODGED: 24/05/2023

MA LODGED: 31/05/2023

KEY ISSUES DISCUSSED

COUNCIL:

- There is an approved concept plan that sets heights and FSR criteria for these sites. Two applications are being considered firstly a modification to the concept approval and secondly the detailed DA for stages 3 and 4.
- Council has a desire to achieve a view corridor from the harbour to the cathedral. The applicant has undertaken a Design Competition process to achieve this outcome with resultant changes to the height and massing of the buildings in stages 3 and 4 now being proposed.
- The detailed DA is based on the winning entry to the design competition. The process has been the subject of six design integrity panel meetings.
- The overall concept is based on multiple buildings by three different architectural firms so that they read as compatible but different designs.
- Assessment is in the initial stages only.
- There has been notable public interest with approximately 20 submissions.
- The main issues raised in the submissions relate to the changes in height, views and interactions with existing / older developments in the locality.
- Commercial zoning with a mix of residential and commercial floor spaces across the concept plan.

APPLICANT:

- Overview of the concept– stages 3 and 4 are the last 2 stages with stages 1 and 2 delivered / nearing completion.
- The project has helped with the revitalisation of Newcastle East End.
- Site overview and background with a design competition process undertaken and design integrity panel discussions.
- Demolition of the Council owned car park has provided an opportunity to open up a view corridor to the cathedral and link through to the harbour. Changes to the massing and height of the buildings are now proposed in response to that. The original masterplan was designed to shield this car park which at that stage was being retained.
- Council has encouraged the changes to the concept through the design competition process with significant engagement with the UDRP to provide a strong brief to competitors.

- 4 buildings are still proposed with no increase to GFA. GFA is proposed to be moved around to better manage public and private outcomes.
- Trying to maintain a low scale around the municipal building on Hunter St.
- Overview of First Nations engagement and involvement in public open space design outcomes.
- UDRP minutes – supportive but require further review as part of the assessment process.
- Understand that there are 21 submissions for the detailed DA with the community concerned about visual impact, height, solar access and overshadowing.
- More work is currently being done on a revised parking strategy. Intent is that the parking numbers will not exceed the maximum rates for the residential, commercial rates will be compliant and visitor parking will be a merits based approach.
- View Impacts have been comprehensively considered. Majority of public views will have low impact. There will be some impacts on private views noting there are already impacts under the approved concept.
- Design is seeking to encourage street edge variation.
- A local DA for partial demolition works in stages 3 and 4 has already been approved.
- Public view corridors identified in masterplan and view analysis impacts assessed and described.

PANEL:

- The Panel expect absolute clarity about FSR calculations, LEP definitions and consistency across documentation and plans.
- The Council's report needs to comprehensively deal with all proposed changes to the concept approval to enable a qualitative and quantitative assessment to be undertaken.
- Whilst there may be positives about the scheme the Panel will be particularly interested in the visual impact analysis, view sharing, oblique views and relationship to the topography. Potential redistribution of height and floor space should give consideration to minimise impacts on both views and the view corridor.
- The Panel notes the applicant has made assumptions about the former Council car park site and the Panel want to understand the Council's intentions for this site.
- Procedurally the Panel will need to deal with the modification to the concept plan first.
- The Panel expect the assessment report to clearly explain the bonus height and floor space provisions in relation to the design excellence process, particularly where maximum increases in height and floorspace are proposed.
- Given the number of submissions a public determination will be required.

Given the complexities of these applications the Panel will hold a further assessment briefing with the Council in due course.