

Record of Preliminary Briefing

HUNTER AND CENTRAL COAST PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-221 – NEWCASTLE, 309 KING STREET NEWCASTLE WEST MA2023/00221
APPLICANT / OWNER	Mr Wade Morris
APPLICATION TYPE	Modification Application
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
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 (Housing) 2021 • State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development • Newcastle Local Environmental Plan 2012
CIV	\$0 (excluding GST)
BRIEFING DATE	31 August 2023

ATTENDEES

APPLICANT	Mr Wade Morris, Sam Coles, Jonathan Craig, Paul Ward, Robert Bisley, Rob Mirams, Trevor Fowler
PANEL CHAIR	Alison McCabe, Tony McNamara, Roberta Ryan, John Mackenzie and Peta Winney-Baartz
COUNCIL OFFICER	William Toose, Amy Ryan and Rajnesh Prakash
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	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 and Central Coast Planning Panel and therefore future comment will not be limited to the detail contained within.

DA LODGED: **30 June 2023**

TENTATIVE PANEL BRIEFING DATE: **December 2023**

TENETATIVE PANEL DETERMINATION DATE: **March 2024**

KEY ISSUES IDENTIFIED FOR CONSIDERATION

COUNCIL:

- New ownership of the site.
- Original approval (March 2021) and changes proposed described including reduction in residential apartments and size of the aged care facility and increase in independent living units.
- Several pre lodgement revisions guided by Council's UDRP.
- 10% design excellence provision applies.
- Part of the modification includes staging of construction and subdivision. Council currently reviewing to identify specifically what will be delivered when.
- Waste arrangements are currently being assessed.
- Overall FSR has been reduced.

APPLICANT:

- Overview of site, zoning and relevant planning controls.
- Surrounding context described.
- Existing approval and reasons for the proposed changes.
- Consultation and engagement with UDRP, pre DA and agencies.
- Numerical comparison of approved DA and proposed changes. Slight increase in height but largely consistent with existing approval.
- Increased floor to ceiling heights requested by UDRP which will require further amended plans.
- FSR redistributed by rationalising floor plans.
- Waste management strategy and design in response to previous Panel considerations and consent conditions.
- Vehicle access and parking with no change to access and parking reallocated to fit the new uses and compliant with the current controls.

PANEL COMMENTS:

- The Panel want to understand the rationale and feasibility of a 50 bed RAC. This needs to be factually documented from an operational perspective.
- The Panel will need to factually understand the degree of change proposed, including changes in height, FSR, car parking etc.
- ADG compliance needs to be demonstrated.
- Waste collection was previously carefully worked through and the Panel want to understand how this has been accommodated in the proposed changes including access for small rigid vehicles.

The Panel understands that further amended plans will be lodged and will seek further briefings if required.