

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 December 2023,
LOCATION	MS Teams videoconference

BRIEFING MATTERS

- PPSHCC-221– Newcastle – MA2023/00221 – 309 King Street, Newcastle West 2302 – Modification application. Sec 4.55(2) Modification to DA2019/01169 - Mixed use development demolition of structures erection of 14 storey mixed use including seniors living and aged care facilities - inclusion of stratum subdivision and staged development, changes to design

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, John Mackenzie, Peta Winney-Baartz
APOLOGIES	William Toose
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Holly Hutchens, Elle Durrant, Rajnesh Prakash
DEPARTMENT STAFF	Leanne Harris and Holly McCann

KEY ISSUES DISCUSSED

- Revised package of information recently received and Council haven't had a chance to review comprehensively at this stage.
- Panel had raised concerns about the reduction in size and viability of a 50 bed RAC (previous briefing). Council to follow up with applicant given the extent of change now proposed.
- Traffic and parking and driveway layout reconfigured (ambulance and small rigid vehicle arrangements refined) and consistent with previous DA and new DCP rates for residential car parking spaces.
- Waste Management now refined and properly designed.
- Parking numbers clearly indicated and consistent with DCP and SEPP requirements.
- Bicycle and visitor parking still being resolved.
- Reduction and location of accessible parking needs to be assessed and considered.
- Stormwater within basement level has been resolved.
- Public domain and other elements generally acceptable.
- Council need further information regarding the ambulance bay operations and lift arrangements which have been discussed with the applicant.

- Since the previous briefing Council has completed a detailed ADG assessment and several issues required additional information. Very preliminary review of recently submitted information suggests that there are a few matters that still require more information and review.
- Further clarification is required on the provision of communal and public open space arrangements given staging is now proposed, so that amenity is provided to each stage.
- It is understood that the applicant is seeking flexibility in terms of staging and which tower would be built first. The Panel supports the Council's position that communal open space needs to be provided with the first tower.
- The modification proposes stratum subdivision and this is also a new issue that the Council is still assessing as the original approval was for one building and subdivision was not applied for.
- Documentation has been provided to allow assessment of deep soil, visual privacy, natural ventilation, apartments size and circulation.
- Council is still assessing solar access and it is noted that the submitted shadow diagrams are not sufficient and need to show the full extent of the shadow with an overlay of the approved and now proposed arrangements.
- It appears that the storage arrangements should be capable of achieving compliance but Council need clarity over which storage relates to which apartments. This detail is needed as part of the DA and will not be conditioned.
- Minor amendments to design statement requirements given this is a modification.
- The Panel need clarity over the exact changes – comparison with that approved and now proposed – this needs to be shown diagrammatically to enable a quantitative and qualitative assessment.
- Minimum building separation is still being assessed.
- The proposal has been generally signed off by the UDRP. Further review will be required prior to the CC and OC given the reliance on the UDRP process to achieve design excellence.
- Noted that the increase in floor height required to meet floor to height on each level (National Building Code requirements) with amenity impacts still being assessed.

The Panel will look to schedule a determination meeting in the first quarter of 2023.