
TO: Hunter Central Coast Regional Planning Panel

CC: Holly Hutchens, Development Assessment Section Manager

FROM: William Toose, Principal Development Officer (Planning)

DATE: 23 February 2024

SUBJECT: PPSHCC-221 / MA2023/00221 - Section 4.55(2) Modification Application - 309 King Street, Newcastle - Stratum Subdivision

Condition 1B of Attachment A - Draft Schedule of Conditions refers to a Stratum Subdivision not being approved as part of the modification application. The reason for this condition was due to incomplete information relating to the Stratum at the time of finalising the assessment.

Since the filing of CN's assessment, I have received additional information to support the Stratum Subdivision component of the proposed modification, which satisfactorily addresses CNs previous concerns.

The inclusion of Stratum Subdivision will require additional conditions and further documentation being referenced in the consent.

A summary of the conditions requested to be amended is presented below:

Amended development description:

Sec 4.55(2) Modification to DA2019/01169 - additional level (residential) to eastern tower B, reduction in the number of residential aged care facility beds (50 beds proposed), increased number of independent living units (107 units proposed), reduction and reconfiguration of residential apartments (159 apartments proposed) reduction and reconfiguration of commercial premises (2 commercial tenancies proposed), reconfiguration of car parking and waste room, change to parking numbers and allocation 315 car spaces proposed), changes to landscaping and communal open space, staging of development, **Stratum Subdivision** and amendment to conditions.

Delete condition:

1B. Development consent has not been granted to the following elements of the proposal:

a) Stratum Subdivision

Works not approved are to be excluded from the documentation submitted for a Construction Certificate application.

Amended condition:

1. Approved documentation to include:

Document	Revision/ Reference	Prepared by	Date
Plan of Stratum Subdivision of Lot 1 (Sheets 1 - 5)	23189_DP (Draft)_R3_240221	Timothy R. Rheinberger (Delf Lascelles Consulting Surveyors)	21.02.2024

Advisory note inserted to reflect Stratum Subdivision:

The development is allocated the following street addresses in accordance with *Council's House Numbering Policy* and the *Surveying and Spatial Regulation*.

ADDRESS SCHEDULE				
Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Stratum Lot 21/ Tower B Primary Address	124	Bull	Street	Newcastle West
Stratum Lot 22/ Tower A Primary Address	126	Bull	Street	Newcastle West

Should you require any further information please contact William Toose, Principal Development Officer (Planning) on 4974 2731.

Regards,

W. Toose