

Record of Preliminary Briefing

HUNTER AND CENTRAL COAST PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-222 – NEWCASTLE, HUNTER STREET AND DENISON STREET NEWCASTLE WEST DA2023/00603
APPLICANT / OWNER	SLR Consulting Australia P/L John Palmieri , Peter Kirby , Alcide Vittadello
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: General development Over \$30 million
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 (Housing) 2021 • Newcastle Local Environmental Plan 2012
CIV	\$96,100,000 (excluding GST)
BRIEFING DATE	31 August 2023

ATTENDEES

APPLICANT	Peter Chrystal, Anna Kleinmeulman, Barney Collins, Steve Batey Alister Eden, Hubert Dumont, Rhys Hazel
PANEL CHAIR	Alison McCabe, Tony McNamara, Roberta Ryan, John Mackenzie and Peta Winney-Baartz
COUNCIL OFFICERS	Damian Jaeger, Amy Ryan
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

PPSHCC-222 - DA2023/00603 - 789 Hunter Street Newcastle West – 31 August 2023

DA LODGED: **14 July 2023**

TENTATIVE PANEL BRIEFING DATE: **November 2023**

TENETATIVE PANEL DETERMINATION DATE: **March 2023**

KEY ISSUES IDENTIFIED FOR CONSIDERATION

COUNCIL:

- Proposal for a large student housing development, defined as co-living
- The site contains the Cambridge Hotel which is a local heritage item. Partial reuse is proposed.
- The project has been subject to Design Integrity Panel and Urban Design Review Panel processes.
- Public exhibition finished - two submissions (1 unique) with parking, mine subsidence and loss of existing tenant issues raised.
- 90% variation to parking being requested. 6 car share spaces with bicycle and motor bike spaces. Still being assessed and note proximity to public transport.
- TfNSW want SIDRA modelling. Further discussion is required given the number of car spaces proposed and the need for this modelling.
- Referrals from NSW Police, Ausgrid and Mine Subsidence GTAs received.
- Multiple pre DAs held.
- Exceeds height – 1.79% (fire stairs and plant), Housing SEPP – cluster rooms with multiple bedrooms – breach of minimum room size for some bedrooms, (12 square metres), FSR – applicant says it complies and Council will check.
- Waste – collection on Wood Street with an existing kerb side loading dock.
- Heritage is still being assessed. Questions about internal fabric and retention of this.

APPLICANT:

- Overview of the site, heritage hotel, existing car park and two storey commercial building and surrounding context (existing and evolving).
- 560 student beds in total
- History of the former Cambridge hotel and heritage fabric. Proposed scheme retains original 1940s corner façade and possible public art options.
- Built form, massing and tower arrangements and sustainability.
- Proposes a reduced parking rate for students. Car share for 6 spaces. Bicycle parking and possible share bikes with very high public transport amenity.
- Room diversity options, non- compliance with bedroom size in one cluster typology
- Façade and design elements discussed.

PANEL COMMENTS:

- The Panel's focus will be on built form, architecture and heritage elements. Relationships to adjoining properties, setbacks and compliance with Council's controls will need to be assessed.
- The Panel acknowledges the design review processes to date but as the consent authority needs to be satisfied with design excellence.
- The floor space ratio needs to be consistent across plans and documents and be factually accurate.
- The Panel will want to understand the extent of non-compliance with the minimum room size and justification for this.
- The degree of non-compliance for car parking needs to be carefully considered and any policy provisions that support the approach for this land use. Comparative surveys noting the difference between Sydney and Regional metropolitan areas need to be considered.
- Electric bikes and charging facilities and motor bike parking should be considered.
- Waste management will be specifically reviewed.

The Panel note that Council will issue an RFI and the Panel will seek further briefings as required.