

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 14 November 2023
LOCATION	MS Teams Teleconference

BRIEFING MATTERS

PPSHCC-251 – Newcastle – DA2023/00886 – 1 Brunker Road, Broadmeadow 2292 - Mixed use - pub, tourist and visitor accommodation, commercial premises, 16 hotel rooms and forty-eight (48) residential dwellings including demolition of existing structures.

PANEL MEMBERS

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

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Ed Blakely, Jag Bola
COUNCIL ASSESSMENT STAFF:	Damian Jaeger and Amy Ryan
DEPARTMENT STAFF	Leanne Harris and Holly McCann

KEY ISSUES DISCUSSED

Council

- The Council has several concerns with the proposal and has already issued a RFI together with a request that the DA be withdrawn.
- The proposal represents significant exceedances to both height (approx. 185%) and FSR (approx. 46%).
- Site is zoned MU1 Mixed Use and development is a mixed-use development including a hotel and residential development.
- The site is located in the Broadmeadow Renewal Corridor and is near the Adamstown Renewal Corridor and is currently characterised by low scale residential and strip commercial.
- The site is part of Broadmeadow Place Strategy investigation area which is currently being prepared. It is recognised that this is a significant / key site in that strategy.
- The current proposal is considered seriously premature.
- There was no pre-DA or urban design consultation with Council.
- The Applicant has not been prepared to discuss further with Council.
- The Urban Design Panel is not supportive of the proposed design.

Planning Panels Secretariat

- Council is concerned that the proposal does not respect the heritage and public domain outcomes that should be achieved for this site.

APPLICANT BRIEFING:

- This is considered to be a central, gateway site that is well located and close to transport.
- The proposal intends to replicate the former hotel with a new hotel.
- The proposal is trying to create a sense of place and delivery of housing.
- The building is tall but doesn't overshadow and will generate walkability for residents.
- Will create prominence and act as a catalyst for future development in this precinct.

PANEL COMMENTS:

- The Panel understands that the Broadmeadow Place Strategy investigation area is a joint project between the Council and the Department of Planning which is nearing exhibition.
- The Panel understands and supports the importance of increased density and housing diversity particularly near rail stations but that this needs to be guided by a planning framework.
- The placemaking needs to be done to support significant changes to the current planning controls.
- The proposal is premature, particularly as the site is part of a structured strategic planning exercise which is currently happening.
- The Panel is concerned about significant variations to a framework, on a piecemeal basis which potentially undermines or predetermines a future strategic planning exercise.
- The applicant should have consulted with Council prior to lodgement for a proposal of this scale.

The Panel notes and supports the Council's request for this DA to be withdrawn. In the event that the DA is not withdrawn the Council is requested to prepare its assessment report based on the information currently available to it.