

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 30 January 2024
<b>LOCATION</b>	MS Teams Teleconference

#### BRIEFING MATTERS

PPSHCC-264 – Newcastle – DA2023/01154 – 237 Wharf Road, Newcastle 2300 – Residential Flat Building

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Peta Winney-Baartz, John Mackenzie
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>APPLICANT REPRESENTATIVES</b>	John Streeter, Brock Hall, Emma Mason, Mahafuj Ali, Kate Hopoi
<b>COUNCIL ASSESSMENT STAFF:</b>	Iain Watt, Amy Ryan
<b>DEPARTMENT STAFF</b>	Leanne Harris and Holly McCann

#### KEY ISSUES DISCUSSED

##### COUNCIL BRIEFING:

- DA was lodged mid-December.
- Applicant attended a Pre DA in 2022 for a different proposal (7 storey proposal at that time).
- Proposing a premium apartment offering comprising 20 apartments (3-beds) with a height of 5 storeys.
- DCP view corridor down Brown Street needs to be considered.
- Exceeds both FSR and height limits.
- MU1 zone and proposal is permitted in the zone.
- May benefit from the bonus provisions under design excellence clauses in the NLEP with a UDRP meeting scheduled.
- Issues being assessed include view loss and bulk, land contamination, flooding, relationship to adjacent tram line, traffic and parking (limited visitor spaces but not required under the DCP) and ground level.
- 13 submissions received.

##### APPLICANT BRIEFING:

- Overview of the applicant and background to the proposal, apartment design and architecture.
- Site context and site analysis given prominent foreshore site.

#### Planning Panels Secretariat

- Elevations and relationship to Brown Street corridor and variations proposed to building envelope controls.
- Overview of specialist reports and investigations.
- Community consultation and exhibition undertaken to date including discussions with Council.
- Relationship to the public domain and proposed landscaping.

**PANEL COMMENTS:**

- The Panel want to understand the LEP and DCP controls that apply and reasonable expectations about development given exceedances of height and FSR.
- Relationship to the adjoining and adjacent buildings needs to be considered with a factual view analysis.
- The Panel expects Council to assess view impacts from within impacted submitters properties. A “Tenacity” assessment will be required and the Panel will want to understand whether noncompliant elements of the building contribute to view impacts and the reasonableness or otherwise of this.
- Height and FSR calculations should be checked, and factually considered against the applicable controls. The Panel will want to understand the justification under 4.6 on what is a not particularly constrained site.
- There is a need to establish ground level properly.
- Storage and landscaping arrangements need to be considered with adequate allowance for deep soil plantings.
- Garbage collection and arrangements need to be well designed and consistent with Council Policy and accommodate Council collection requirements. The Panel understands that some redesign will be required and will be addressed as part of a Council RFI.
- The future laneway within the DCP needs to be clarified and the relationship (proposed shared laneway).and interface to this and all boundaries and setbacks needs to be assessed.
- The Panel want to understand the Council’s strategic operational position in relation to the Council’s intentions for their land (key site to the east and proposed laneway).
- The Panel also want to understand the nature of and the need for vegetation removal on boundaries and the adjoining Council car park particularly where clear fell is proposed.
- The Panel will also need to understand the allocation of carparking and visitor carparking spaces.

The Panel understands that Council will be issuing request for further information and will schedule further briefings if required.