

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 18 June 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, Peta Winney-Baartz, John Mackenzie
<b>APOLOGIES</b>	Tony McNamara
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF:</b>	Iain Watt, Geof Mansfield, Amy Ryan
<b>DEPARTMENT STAFF</b>	Leanne Harris, Holly McCann

**COUNCIL BRIEFING:**

- Update on preliminary assessment undertaken by Council to date.
- Overview of proposal – premium apartment offering.
- Breaches to height and FSR.
- Areas of concern include stormwater, flood affectation, bulk and scale and waste and these are still being worked through.
- Council's traffic team support car parking and traffic outcomes but still working through sight lines, accessibility and turning details.
- UDRP comments indicate the proposal has merit but needs more work – particularly regarding street and "lane" interfaces.
- The interface to rear laneway is still of concern. Council has plans for the site to the rear / south (possible building and cycleway) but no definite arrangements. Council's property section is objecting to the DA.
- A public meeting will be required given the number of submissions. Objections in relation to height, views etc.
- Area characterised as 'civic' in the DCP.
- Additional information and amended plans received last week but not yet reviewed.
- Formal RFI to be issued following this briefing. Previous requests in relation to Aboriginal heritage, UDRP comments and waste and engineering.
- View analysis underway but not provided to Council yet.
- The application needs to be supported by a preliminary contamination investigation.

**Planning Panels Secretariat**

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## **PANEL COMMENTS:**

- The Panel reiterates their comments from the briefing held 30 January 2024 noting that amended plans and documents have only just been received but not yet reviewed.
- The Panel want a clear and factual understanding of the DCP policy position and relationship to the adjoining Council land including specific details of the width, length etc of this land.
- Waste design needs to be carefully assessed. The Panel is not supportive of visible bin storage areas and collection needs to meet Council's requirements.
- The Panel question some aspects of the proposal including disabled access arrangements and tree removal on the eastern boundary.
- One of the key issues is the relationship of development to the land at the rear. High walls on interfaces are not supported. The Panel expects very detailed cross sections to factually demonstrate all the public interface relationships. Similarly detailed cross sections are required for the driveway in the Brown Street view corridor to enable impacts at a pedestrian level scale to be assessed.
- Whilst a pool on the Wharf Road frontage can be acceptable the presentation, setback and landscaping of this interface also needs to be carefully considered. The current presentation to the Wharf Road streetscape is not supported – particularly the hard edges and scale.
- Council is to confirm the possible bonus LEP provisions under the design excellence clause for this location.
- The plans need to accurately reflect the DCP requirements e.g. building envelopes extending to the boundary.
- Panel need to understand the grounds for variation to controls and any impacts that arise as a result of the breach of controls.
- The extent of vegetation removal appears excessive.
- Documentation should be factual – i.e. do not show potential building envelopes where they would not be permitted.

The Panel consider that this is a relatively contained site that should be able to accommodate a RFB. The Panel are however concerned that several fundamental aspects of the proposal are yet to be resolved including stormwater, contamination, survey detail, waste arrangements and design.

The Panel expects Council to provide clear timeframes to the applicant regarding their requests for additional information and for the applicant to be responsive to these requests given that the application has been with Council for seven (7) months. Some of the information and issues raised are matters that should have been provided at lodgement and/or resolved before lodgement.