

RECORD OF INITIAL BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 3 March 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-351 – Newcastle – DA2024/01039 – 12 Steel Street, Newcastle West 2302 – Shop Top Housing – Concept and Stage 1

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Elizabeth Adamczyk, Charlotte McCabe
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Gavin Biles, Veronica Serratore, Philip Vivian, Josh Harrex, Alexis Cella, Renee Stavroulakis,
COUNCIL ASSESSMENT STAFF:	Amanda Gale, Brian Gibson, William Wang, Elle Durrant
DEPARTMENT STAFF	Leanne Harris, Holly McCann

KEY ISSUES DISCUSSED

- Overview of site and surrounding developments and adjacent approvals.
- E2 - Commercial Centre zone. Site is within the Newcastle Heritage Conservation Area.
- Site constraints include contamination, flooding, mine subsidence and Class 4 ASS and frontage to a classified road.
- Extensive pre-DA discussions and review by the Council's Urban Design Review Panel (UDRP).
- The applicant has requested Council hold off on any further UDRP referral until initial referral comments and any RFIs have been received and considered which Council supports.
- Proposal is for a Concept DA (two mixed use buildings) and Stage 1 works (retention of existing hotel and construction of Tower A).
- All vehicular access will be from Steel Street.
- Embellishment of publicly accessible open space (Cottage Creek) is proposed.
- Variations to height standards discussed and explained.
- Overview of the background to the exemption to the design competition process - waiver not yet issued but expect it will be. Strict process regarding continued consultation with the UDRP
- Key issues that are currently being assessed and considered:
 - Contamination - detailed site investigation has been requested.

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- Noise constraints and relationship to live music venues and nighttime activity in this precinct.
- Parking demand and access arrangements.
- Details of the waste management arrangements noting that collection will be on-site.
- Flooding issues with particular concern for Stage 2 and potential urban design implications. The Council's adopted Flood Study models the site as is rather than its future development potential. Stage 1 impacts have been considered and assessed with an under-floor storage area and the building elevated on piers and then screened. The flood study submitted with the DA only deals with Stage 1 and Council's position is that the entire Masterplan needs to be modelled and considered. Issues such as the use of the car park for shelter in place is still being assessed.
- Council has sent an initial RFI and will follow up with a further one regarding flooding and engineering matters as outlined above to be issued.
- 17 submissions (15 objections) in response to public notification.

APPLICANT BRIEFING

- Overview of site and surrounding context.
- Discussion of overall concept and the two stages being proposed.
- Relationship between urban strategy and site plan, Cottage Creek setting and view sharing arrangements.
- Overview of the design principles, street elevations, materiality and height relationships.
- Overview of specialist consultant reports that support the DA including overshadowing, wind, Apartment Design Guide, traffic, parking and noise.
- Applicant is aware that Council requires:
 - Additional noise investigations.
 - Further contamination investigations.
 - An amended waste management plan.
- Heritage NSW have requested an ACHAR

PANEL COMMENTS

- The Panel want a clear understanding of the Council processes for exemptions to design competition waivers and demonstrated consistency in approach.
- The Panel want to understand the flood hazard categorisation and approach to shelter in place etc.
- Waste Management arrangements need to be fully detailed.
- The Panel want to understand the rationale for the height variations and the relationship between the proposed public benefit and access arrangements and delivery via stage 1 when the height variation is being sought.
- The Panel notes that flooding is an issue that will require further discussion with Council. The Panel also notes that this may need to include consideration of a recent Council resolution regarding land acquisition arrangements for Cottage Creek.
- The Panel understands that the locality is prone to noise complaints and want to understand the noise impacts in detail and any design solutions proposed.
- The relationship of the built form to the adjacent heritage item needs to be considered.
- Built form and urban design outcomes will be a key assessment matter. The Panel will be guided by the UDRP but will want to understand the streetscape presentation along Hunter Street particularly the relationship between the adjoining podium levels. The application needs to very clearly articulate the urban design outcomes for the Panel to determine the suitability or otherwise of the height variation being proposed.
- The stages need to function independently.

Further briefings to be organised as required.

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