

DA 16-2019-455-1 – 795 Medowie Road, Medowie

Dear Dylan,

Following the JRPP meeting of the 24th March 2020, it was the Panels decision to defer the determination of the above application to receive and review amended plans in relation to certain public interest matters.

We have provided initial suggested design changes and options to Council staff over the past two weeks and the below responds to both the Panels requested information of the 24th March 2020 and Council's emails of the 31st March and the 7th April.

Accordingly, please find attached a revised full suite of architectural plans and a detailed revised landscape plan set. Matters resolved include:

i. Details of servicing

Drawing 1002 has been amended to show a suitable servicing arrangement for the two storey commercial building. The changes adopted have included a service bay for a 10m medium rigid truck. The open space in front allows for side loading / unloading from this bay. The area is suitable for waste pickup from this shared area.

A second bay has been added in front of the 144sqm tenancy which will facilitate 5 minute unloading for the ongoing small day to day business related deliveries.

The car park was adjusted to shift off from the woolworths boundary to achieve this which provided a deeper space for the loading bay and provided additional landscaping.

A separate access has been created along the woolworths boundary which ties the Peppertree ground to the service area. This provides suitable access for these ground level future tenancies to utilise on site waste and servicing facilities.

ii. Bicycle and Motorbike Parking

Bicycle hoops have been provided at the Peppertree ground and the internal level of the retail centre around both the two storey commercial and the single storey larger commercial space.

Motorbike parking has been provided central to the site in accordance with AS2890.1 and the DCP.

iii. Redesign of Retaining to Peppertree and Muir

The retaining walls have been significantly reconsidered and redesigned to achieve a much more positive public interface. To achieve this, the retaining has been reduced in height, shifted in from the site boundary, terraced and landscaped.

All efforts were first made to reduce the height of this wall. It must be noted that the site is currently representative of the natural ground level through the area which falls from Medowie Road to a low drainage line on the opposite side of Peppertree. Once a final level was achieved, the wall was then shifted off from the boundaries. At its largest point, the area was increased to 5m which opened up the main entry from Peppertree. And provided a significant area in which appropriate landscaping complimentary to a new sculptural form for public art provision was integrated into this space.

Xeriscapes were tasked with this and worked closely with the artists to resolve a high quality solution.

iv. Additional detail of boundary relationships

Additional survey and approved buildings of neighbouring sites have been incorporated into the architectural set. Where multiple level changes are proposed, this was better demonstrated through the use of an elevation and some sections with levels of the low side shown in the same.

The drawings clearly demonstrate the treatment of the retaining, fences and landscaping.

v. Public Art revised location

Following the reduction of the visual dominance of the retaining on Peppertree, it was agreed with Council that this area would be much more beneficial to appropriate with the public art rather than the originally proposed central location. The space proposed has been incorporated with landscape elements. The landscape architect has liaised with the artist direct to ensure the plant species, materiality, terracing and heights meet the artists desire to demonstrate the art.

The artist has described the work to be two pieces that are integral with the landscaping:

The work consists of 2 sculptural forms placed on the middle and upper level. The works are spherical referencing the shape of a macadamia nut. The larger work is to be a 2m high and smaller work 800mm. the work would be integrated in the landscape and low level native vegetation will grow right up to the works.

The sculptural forms make references to the native macadamia nut tree which existed prior to colonisation; the macadamia tree was subsequently farmed in Port Stephens along Medowie Road and as such is also part of the area's food producing agricultural history following European colonisation. My intention is the work encourages the viewer to reflect on Medowie's history and future.

vi. Use of Alucobond

The materials noted in the architectural material schedules are a light weight metal cladding being Lysaght / colorbond or equivalent. The material is not a composite or sandwich panel.

vii. Other minor changes

The childcare building was slightly enlarged to cater for additional sleeping rooms for the babies. Reviewing the requirements with the licensed operator noted that the baby rooms are required to provide 1 x bed per baby. This change has not affected any of the indoor or outdoor spaces, roof form, child numbers or parking rates.

The central hood element to the two storey building was reduced in size to retain a suitable focus to the ground level commercial.

Chris Speek

A handwritten signature in black ink, appearing to read 'Chris Speek', written over the printed name.

Development Manager

Mavid Group