

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 18 November 2020, 3:02 pm and 3:55 pm
LOCATION	Via teleconference

BRIEFING MATTER

PPSHCC-50 – Newcastle – DA2020/00621 - 625 Hunter Street NEWCASTLE WEST - Mixed use development - 14 storey mixed use development comprising; food and drink premises (cafe) at ground floor, shop top housing (38 units) including affordable rental housing (19 units)), basement, demolition, signage, associated landscaping and site works.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton
APOLOGIES	Juliet Grant, John MacKenzie and Jason Dunn
DECLARATIONS OF INTEREST	

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Gareth Simpson, Holly Hutchens, Damian Jaeger , Amy Ryan , Tracey Webb
OTHER	Leanne Harris, Department of Planning, Industry and Environment

KEY ISSUES DISCUSSED

- **Overview** – Zoned B4 – Mixed Use, 45m Height Limit, 10.5m block width, FSR – 3.6 including bonus, units and floor areas meet affordable housing requirements and Design Excellence is applicable.
- **Car parking and servicing** – There is no carparking proposed and no vehicular access to the site. There is a no-stopping zone and bus stop on the street frontage. The Council is not supportive of developments with no carparking at this scale and have raised issues with loading / unloading and deliveries for residents who would need to move in / out of the development.
- City of Newcastle (CN) confirmed internal Engineering do not support the variation ie no carparking. The applicant has not provided sufficient information to demonstrate how parking/access/loading will function on the site. Provision of no carparking is a key issue for CN.
- **UDCG** – The group does not support the current proposal given the approach to the retention of the existing façade and no carparking provisions. South facing units are problematic in respect to solar access. Building separation does not comply for side and internal setbacks. However design of units are such that this does not strictly impact privacy. Future development on adjoining sites could impact amenity and landscaping.

- **Heritage** – CN’s Heritage officer has raised significant concerns between relationship between new building and existing heritage façade (i.e. facadism). Amenity of residential development behind façade questionable. The UDCG also raised significant design issues with the proposal, particularly in relation to the existing building’s façade and how this relates to the new development.
- The site is only 10 metres wide and there is a 45m height limit under the LEP.
- The building is in a Heritage Conservation Area, it is not a listed Item but considered to be contributory.
- **Waste** - Applicant proposes waste collection via bins wheeled out front of building. Proposal includes café and large volume of residential. CN do not support this proposal – particularly due to proximity to bus stop. Applicant has since proposed building manager to wheel out bins and collect. However CN are not supportive of bins along street frontage.
- Panel noted the following key issues:
 - UDCG do not support the proposal
 - Noted no pre-DA meeting prior to lodgement of the application.
 - Lack of carparking and services required for the building to function.
 - Panel identified SEE was basic and not accompanied by any supporting urban design analysis which considers proposed built form on adjoining sites and potential impacts.
 - Landscape percentages appear to rely on planters. Applicant needs to demonstrate how compliance is achieved.
 - Response to contributory building not adequate – facadism and impact of façade retention upon proposed units.
 - Lack of archeological report and wind tunneling reports.
- Panel acknowledges that the design for a narrow site has been thoughtfully done – but noted there will be issues regarding functionality and heritage particularly, are unresolved. The design may have architectural merit but there are functional and practical issues with a development of this scale. New and particularly dense developments need appropriate response to waste management and loading/unloading to service café/residences.
- The Panel sought clarification of waste management and collection on the site and consider this fundamental to the determination. The assessment needs to specifically address this issue in detail.
- Capacity of the site to accommodate development is questioned.
- The Panel discussed matters associated with design, solar access, amenity for neighbours, balcony arrangements and the relationship to the adjoining sites.
- CN advised that the application in its current form is going to be recommended for refusal. Applicant will be given opportunity to withdraw. CN have tried to work with the Applicant – RFI has been issued.
- The Panel noted that a pre DA meeting with the Council would have been beneficial, given the constraints on the site.

The Panel considers that the application should be reported for a determination as soon as possible and suggests that matter should be presented for determination in January / February 2021.

TENTATIVE PANEL MEETING DATE: January / February 2021.