

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 18 November 2020, 3:56 pm and 4:29 pm
LOCATION	Via teleconference

BRIEFING MATTER

PPSHCC-60 - Newcastle – DA2018/01197.02 - 10 Dangar Street, Wickham - Modification to DA2018/01197 - addition of third basement level, office space and increase ceiling heights of levels 1-3

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	Holly Hutchens, Damian Jaeger, Amy Ryan, Tracey Webb
OTHER	Leanne Harris, Department of Planning, Industry and Environment

KEY ISSUES DISCUSSED

- **Overview** – Zoned B3, Modification is for reconfiguration of basement, carparking, commercial, residential, glazing and ceiling heights. Primarily the same usage, bulk/scale and visual impacts. Referrals sent to Sydney trains, TfNSW and Water for NSW.
- **Reasons for Modification** – CN confirmed s.4.55(2) referred to Panel for determination due to variation to development standard. Section 4.55(2) criteria should address substantially the same issues and the reasons for the previous Panel determination. A qualitative and quantitative assessment needs to be undertaken. Calculation sheets / FSR diagrams are required.
- **UDCG** – Application referred to UDCG 28/10/2020 – suggested podium and street level be better activated. Landscaping also to be given further consideration. Generally supportive of the application.
- **Carparking** - Engineering referral outstanding – however anticipated a 36 carparking shortfall. Panel advised CN to consider how this shortfall will be addressed, particularly the functionality of any proposed multi-use/shared arrangement. Panel also questioned car parking numbers (shortfall of 36 spaces) between approved and proposed and identified something does not stack-up. Numbers to be reviewed – three (3) levels of carparking replaced by additional one level of parking. Residential and commercial carparking to be separated.

- **Waste** – Panel advised that waste should be revisited given additional three storeys of commercial. Commercial and residential waste services to be managed separately. Loading and unloading also to be separated. Functionality of carparking and servicing facilities need to be addressed.
- Council should re-assess loading, unloading and waste management arrangements to ensure they meet the needs of the development.

Further discussion points

- Relationship to public domain / interchange a key consideration. Applicant proposes amendments to façade at ground floor to provide additional glazing which will need to be considered.
- Panel chair questioned FSR controls and reason that reduction in FSR applied on this site – CN noted this is because proposal includes residential and restrictions on sites due to size.
- Pre-DA held prior to lodgment – however application as lodged includes additional amendments. Panel confirmed cl.4.6 does not apply to s.4.55 modification application.
- Noted modification initially proposed variation to RAP – this has not been supported as land farming was proposed.
- Applicant needs to address matters such as height variation, FSR variation, car parking, waste. RFI to be sent soon.
- Panel noted the following issues:
 - S.4.55 modifications lodged to undermine compliant development and controls (i.e. height and FSR variations).
 - There is merit in providing commercial space at this location.
 - Application isn't particularly well documented. Further information is required – Panel expect a qualitative and quantitative assessment prepared by the applicant.
 - Elements of the modification are difficult to ascertain and Council is requesting additional information. The Panel expects that the applicant will provide clarity on all changes proposed including a full set of architectural plans superimposed on the approved plans, at the same scale, to clearly detail the extent of modifications proposed. E.g. Calculation sheets, schedule of changes floor by floor / elevation by elevation.
- Council's assessment needs to address the previous reasons for the Panel decision in 2019 and to ensure that the development is substantially the same.

TENTATIVE PANEL MEETING DATE: Q1 2021.