

16 April 2021

RFI Response Letter - Dangar St Wickham 21200416.docx

City of Newcastle  
PO Box 489  
NEWCASTLE NSW 2300

**Attention: Holly Hutchens**

Dear Holly

## **Request for Further Information Response for DA2018/01197.02– 10 Dangar Street, Wickham NSW 2293**

### **1 Introduction**

SLR Consulting Pty Ltd (previously KDC Pty Ltd) has prepared this letter in response to questions raised as part of a briefing meeting between the applicant, the Hunter & Central Coast Regional Planning Panel (HCCRPP) and the City of Newcastle (Council) on 14 April 2021.

In summary, the matters to be addressed are:

1. Request to delete/modify Condition 4b;
2. Updated architectural documentation regarding the horizontal louvres;
3. Additional clarification regarding the height of the proposal, with specific regard to the 48m requirements contained in Clause 7.5 of the Newcastle Local Environmental Plan 2012 (LEP 2012);
4. Amendments to the Landscape Plan, to provide more clarity to the deep soil plantings, and further sectional analysis & proposed dimensions of planting on the level 4 podium;
5. Further clarification regarding the changes to the Level 3 floor to floor heights, and relationship of this to deep soil planting; and
6. Parking number clarification.

The following sections of this letter provide a response to each of the matters raised above.

### **Request to delete/MODIFY Condition 4b**

Following review of the amended conditions of consent, presented to the HCCRPP on the 14 April 2021, it is apparent that there is an opportunity to refine the conditions of consent, as they relate to public art. Since the original conditions of consent were imposed, a significant body of work has been undertaken by the applicant in relation to the required public art. A letter prepared by PublicArt.works regarding the status of the process already undertaken with the Council's Public Art Reference Group (PARG) is at Enclosure A, and the minutes of the relevant PARG meeting are at Enclosure B.

Due to the milestone point achieved by the applicant, it is requested that condition 4b be deleted from the consent or amended to better reflect the status of the process already undertaken with PARG and the amended proposal.

Alternatively, the following amendment to condition 4a, in conjunction with the deletion of 4b, is sought:

*Condition 4a). A public art feature is to be designed for the site or surrounding area in consultation with Newcastle City Council. The public artwork is to have a minimum value of 1% of the capital cost of the development. The final details of all artworks within the site and associated costing are to be submitted to Council's Public Art Reference Group for written approval prior to the issue of a Construction Certificate, the written approval be obtained prior to commencement of above-ground works/ground level slabs and the approved artwork(s) be installed prior to the use of the first Occupation Certificate.*

*The required public artwork shall include a mural (or similar) installation, which shall be installed on the external elevation of the ground floor of the southern and western walls (for a length of at least 50% of each wall).*

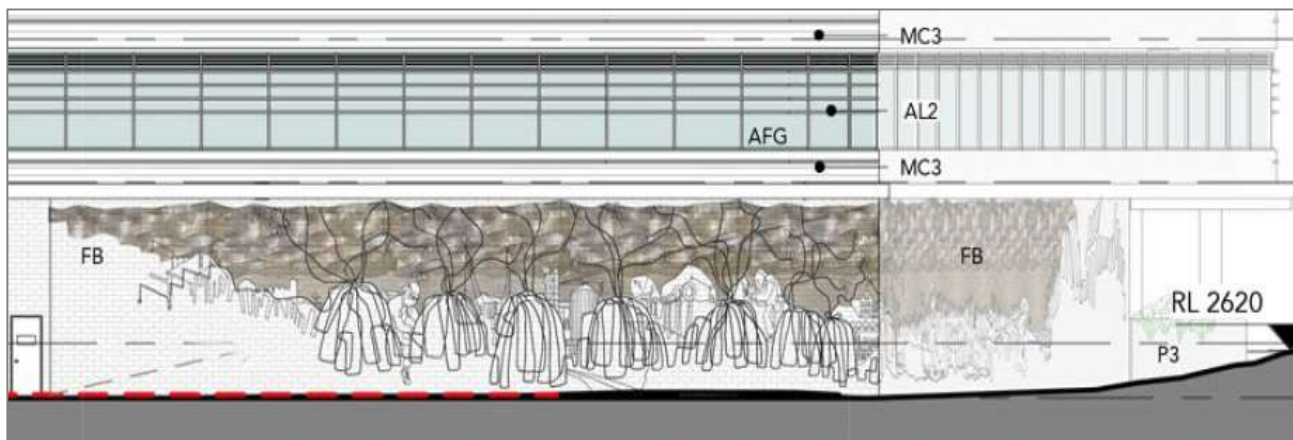
*This feature is to provide visual interest for pedestrians and interpret or reflect the local setting, landscape setting and/or cultural setting of the Newcastle area. The feature is to be designed to ensure long-term durability and be resistant to vandalism.*

As part of this amendment, it is noted that Condition 94 will also require amendment, as suggested below:

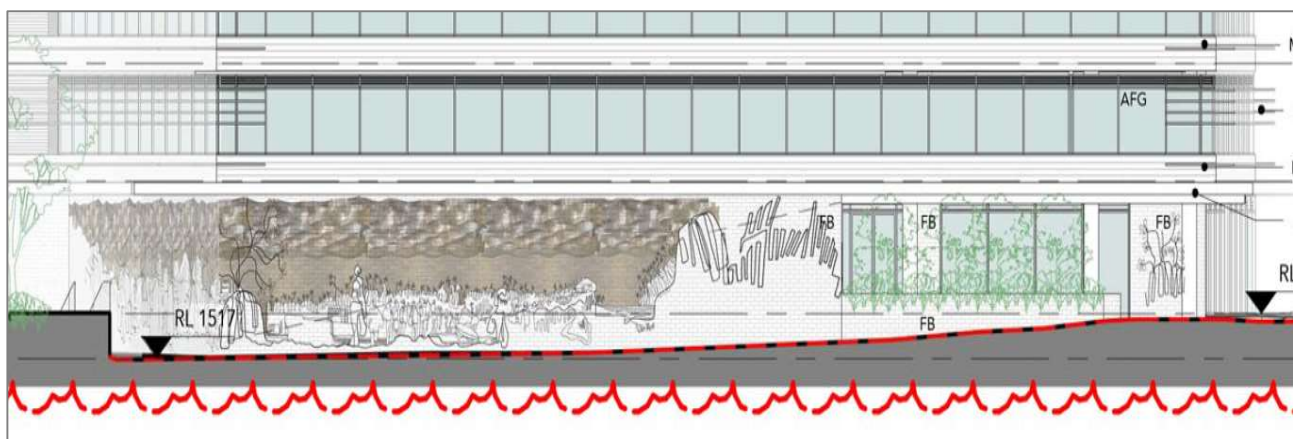
*Condition 94. The public art feature/s and murals required by conditions 4 a) ~~and 4 b)~~ are to be installed prior to the issue of the Final Occupation Certificate.*

To further inform the consideration of public art to be installed, the nominated artists work has been overlaid on the elevation plans, demonstrating the location & extent of the proposed artwork. This additional detailing demonstrates that condition 4b) is intrinsically achieved through the requirements of 4a) and vice-versa, refer Enclosure D. An extract of the artwork overlaid on the architectural plans is detailed in Figure 1 and 2.

**Figure 1 Public Art extract – West Elevation**



**Figure 2 Public Art extract – South Elevation**



#### Further clarification regarding the intent of the horizontal louvres

An updated architectural plan set is included at Enclosure D. Following the discussion with the HCCRPP, horizontal louvres have been re-introduced to the northern, eastern & western facades. Horizontal louvres cannot be achieved to the southern facade due to the proximity to the rail easement. Encroachment onto the Sydney trains easement is not permitted, due to the existing proximity to the light rail infrastructure & assets. An extract from the updated plans is detailed in Figure 3 below.

**Figure 3 Elevation detailing**



Team 2 Architects have provided an additional response to the changes to the horizontal louvers, please refer to Enclosure C.

Note: A small amendment is also made to DA-1003, to increase the width of the waste room door (internal to the carpark), following discussions with Council staff, to improve the useability of this room.

**Additional clarification regarding the height of the proposal, with specific regard to the 48m requirements contained in Clause 7.5 of the Newcastle Local Environmental Plan 2012 (LEP 2012)**

To further inform the assessment of the overall height of the proposal, the following information is provided:

- Enclosure D – a 48m height plan prepared by Team 2 Architects is now included in the architectural set, which provides a 3D analysis of the 48 metre height line across the site;
- Enclosure E - additional survey work completed 7 May 2020; and
- Enclosure F - the original survey submitted with the development application dated 9 May 2018.

The proposal does not exceed 48 metres when measured from the ground level (existing). It is noted that Condition 64b will ensure compliance with this approved height.

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### **Amendments to the Landscape Plan, to provide more clarity to the deep soil plantings, and nomination of additional tree plantings**

Following the discussion made by the HCCRPP, the landscape plans have been updated to confirm planter boxes will achieve a depth of 1,200mm. The updated plans at Enclosure G provides additional cross sections to demonstrate the soil levels and dimensions. The plans also include amendment to the soil depth for soil on structure on the cover sheet to reflect 1,200mm.

The Landscape Architect has reviewed the design to seek to implement additional tree planting, however this could not be achieved in the context of the existing design, without significant redesign of the planter beds to comply with ADG soil volume requirements.

Please refer to Enclosure G for the updated Landscape Plan.

### **Further clarification regarding the changes to the Level 3 floor to floor heights, and relationship of this to deep soil planting**

Regarding the clarifications sought by the HCCRPP in relation to the changes to the Level 3 floor to floor levels, and the relationship of these changes to the deep soil planting depths achieved, additional confirmation is provided by Team 2 Architects at Enclosure C. The relationship of the podium levels to the deep soil volumes is also further clarified in the cross sections provided in the updated Landscape Plans at Enclosure G.

### **Parking number clarification**

A correction to the Addendum Traffic Report has been made, to confirm that the number of residential spaces provided is 86 spaces, refer Enclosure H.

## 2 Conclusion

Thank you for the opportunity to provide these further clarifications to the HCCRPP. If you have any queries with any of the above, please do not hesitate to contact the undersigned.

### Enclosures

- **Enclosure A** – Letter from PublicArt.works dated 16 April 2021
- **Enclosure B** - Minutes of the relevant PARG meeting dated 11 August 2020
- **Enclosure C** – Letter from Team 2 Architects dated 16 April 2021
- **Enclosure D** – Updated architectural plans prepared by Team 2 Architects
- **Enclosure E** - Additional survey work completed 7 May 2020, prepared by Parker Scanlon
- **Enclosure F** - Original survey submitted with the development application dated 9 May 2018 prepared by Parker Scanlon
- **Enclosure G** - Updated Landscape Plan dated 15 April 2021
- **Enclosure H** – Updated Addendum Traffic Report dated 14 April 2021

Yours sincerely



MELISSA THOMAS  
**Associate - Planning**

Checked/  
Authorised by: