

<b>Panel Reference</b>	PPSHCC-60
<b>DA Number</b>	DA2018/01197.02
<b>LGA</b>	Newcastle
<b>Proposed Development</b>	Modification to DA2018/01197 – Addition of third basement level, extension of the basement building envelope to facilitate servicing, increase in office space, floor to ceiling height of the office levels 1-3, reconfiguration of ground floor parking, ramp location, end of trip facilities, and the relocation of lift core.
<b>Street Address</b>	10 Dangar Street Wickham NSW 2293
<b>Applicant/Owner</b>	Dangar Street Wickham Pty Ltd C/o KDC Pty Ltd
<b>Date of DA lodgement</b>	2 October 2020
<b>Number of Submissions</b>	Nil
<b>Recommendation</b>	Approval

## Background

The subject application (2018/01197.02) had been reported to the Hunter Central Coast Regional Planning Panel (HCCRPP) on 14 April December 2021.

The application is recommended for approval subject to amended conditions of consent as attached to the assessment report at Appendix A and B.

During the HCCRPP determination meeting further clarification was sought by the panel regarding landscaping details, multiblade horizontal shading, height, public art, and parking. Correspondence from Melissa Thomas Associate – SLR Consulting, was received on 16 April 2021, which attached a written submission addressing the matters raised on 14 April 2021 by the HCCRPP.

Additional information by the applicant is as follows:

**Cover Letter** – Applicants written submission prepared by SLR Consulting.

**Attachment A** – Letter from Public Art Consultant dated 16 April 2021

**Attachment B** – Minutes of the relevant PARG meeting dated 11 August 2020

**Attachment C** – Letter from Team 2 Architects dated 16 April 2021

**Attachment D** – Updated architectural plans prepared by Team 2 Architects

**Attachment E** – Additional survey work completed 7 May 2020

**Attachment F** – Original survey submitted with the development application date 9 May 2018

**Attachment G** – Updated Landscape Plan dated 15 April 2021

**Attachment H** – Updated Addendum Traffic report dated 14 April 2021

A response to the written submission is provided below.

## Request to delete/modify Condition 4 a) 4 b), and 94

The applicant has participated in Council's Public Art Reference Group (PARG), providing public art concept plans and a presentation to the committee. The PARG were supportive of the concept plans and confirmed that condition 4b was satisfied. Notwithstanding the above, the supported public art reflected the development as approved under DA2018/01197. Concerns were raised by CN regarding the practicality of satisfying the condition given the amendments to the building design under the modified proposal DA2018/01197.02. Furthermore, it is noted that the proposed public art is not a painted mural, which conflicts with the wording of condition 4b.

The applicant has provided an overlay of the supported public art on the elevation plans noted as Figure 1 and Figure 2 in the provided cover letter. CN is satisfied that the modified development can still accommodate the endorsed public art. Additionally, amendments are proposed to the Condition 4a, 4b, and 94 to better reflect the changes made as detailed below:

Condition 4 a). – Amended

*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 the capital cost of the development. The final details of all artworks within the site and associated 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 the 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.*

Condition 4 b). – Be deleted.

Condition 94 – Amended

*The public art feature/s required by condition 4 a) are to be installed prior to the issue of the Final Occupation Certificate.*

#### **Further clarification regarding the intent of the horizontal louvers**

The applicant has re-introduced to the northern, eastern, and western facades horizontal louvers. The applicant has not included louvers along the southern façade due to restrictions with Sydney Trains easements. The application of additional louvers makes a positive contribution to the overall design and provides the detailed interest that Urban Design Consultative Group had originally recommended. The applicant has provided an amended material schedule and elevation plans to reflect the proposed changes.

#### **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.**

The applicant has provided a height plan prepared by Team 2 Architects, providing a 3D analysis of the 48m height line. The applicant has again provided the original plan of survey submitted with the development application.

CN has placed an additional condition which requires confirmation of the height prior to the release of the construction certificate and is detailed as follows:

*38 a). Prior to the release of the relevant Construction Certificate the Principal Certifier shall ensure that the approved Construction Certificate plans nominate a maximum RL height of 49450 as per the approved Development Application plans. No increase in height shall be supported without submission of a s.4.55 Modification Application.*

#### **Landscaping**

The applicant has provided amended landscaping plans which confirm the planter boxes will achieve a depth of 1200mm. The applicant has not provided additional tree planting as the provision of

additional deep soil planter beds would require a significant redesign.

CN is satisfied with the additional detail confirming planter box depth.

**Parking number clarification**

The applicant has amended the Addendum Traffic Report to confirm the number of residential spaces provided is 86. CN is satisfied with the amended report. CN has updated conditions to reflect the correct parking rate.

**Further clarification regarding the changes to level 3 to level 4 floor to floor heights and relationship of this to deep soil planting.**

The applicant has stated that the floor to floor height from L3 to L4 has indicated 4050mm rather than 3100mm to accommodate a structural transfer slab as a result of detailed structural coordination and accommodation of deep soil planters for landscaping. CN is satisfied that this reasoning and clarification.

**Amendment to waste room door.**

After further discussions with the applicant regarding servicing of waste, the applicant has amended the width of the waste room detailed in drawing number DA-1003 to better accommodate the servicing of waste.

**Conclusion**

CN have recommended approval of the application subject to recommended conditions as contained in Appendix A and B.