

IPC briefing: 46 Fitzroy Street, Carrington Modification 1

DA 10689 MOD 1

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Site context

- The site is located at 46 Fitzroy Street, Carrington
- The site is in the Port of Newcastle Lease Area.
- The Minister is the consent authority under section 5.6 of the Transport and Infrastructure SEPP.



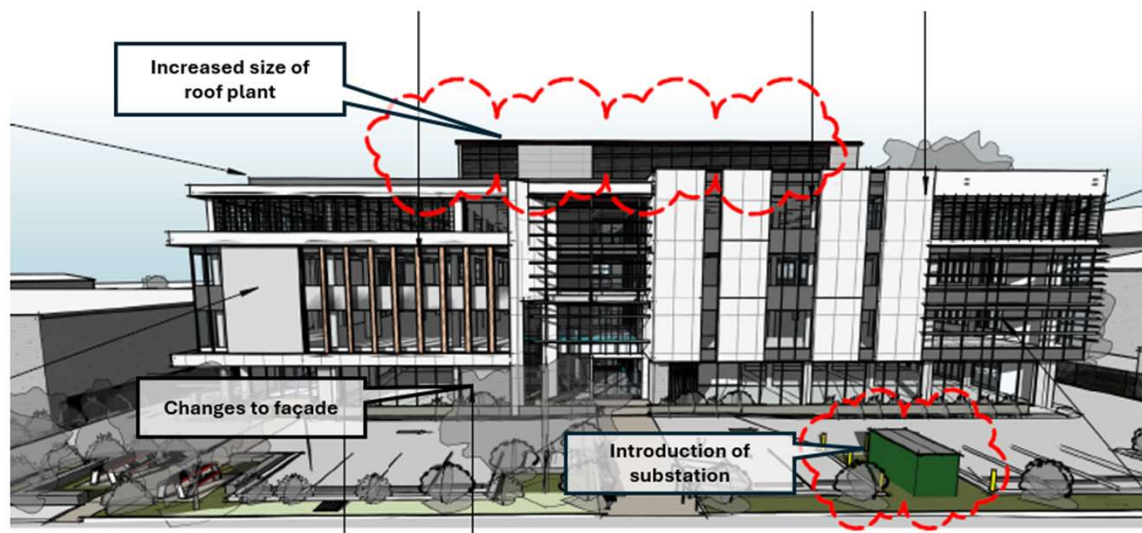
Approved development

- Four-storey commercial building for port-related office uses, including a café, 172 car parking spaces and landscaping.
- Under Chapter 5 of the Transport and Infrastructure SEPP, no HOB or GFA controls apply to the site.
- Assessment against the Newcastle LEP and DCP used as guide.

Proposed modification



- Modification to increase size of roof plant (and associated building height increase), recalculation of GFA, introduce backup generator and substation in carpark, reduce carparking spaces and amend the building façade.



Consultation

- Publicly exhibited from 2 April 2026 until 15 April 2026 (14 days)
- 2 public submissions (objections) raising concerns about parking and access, urban heat island effect and noise impacts.
- Comments provided from Council on lift overrun.

Response to submissions



- RtS received 1 May 2026
- RtS addressed comments on:
 - Lift overrun
 - Landscaping and the urban heat island effect
 - Traffic, parking, site access
 - Potential noise impacts from the proposed generator.

Lift overrun



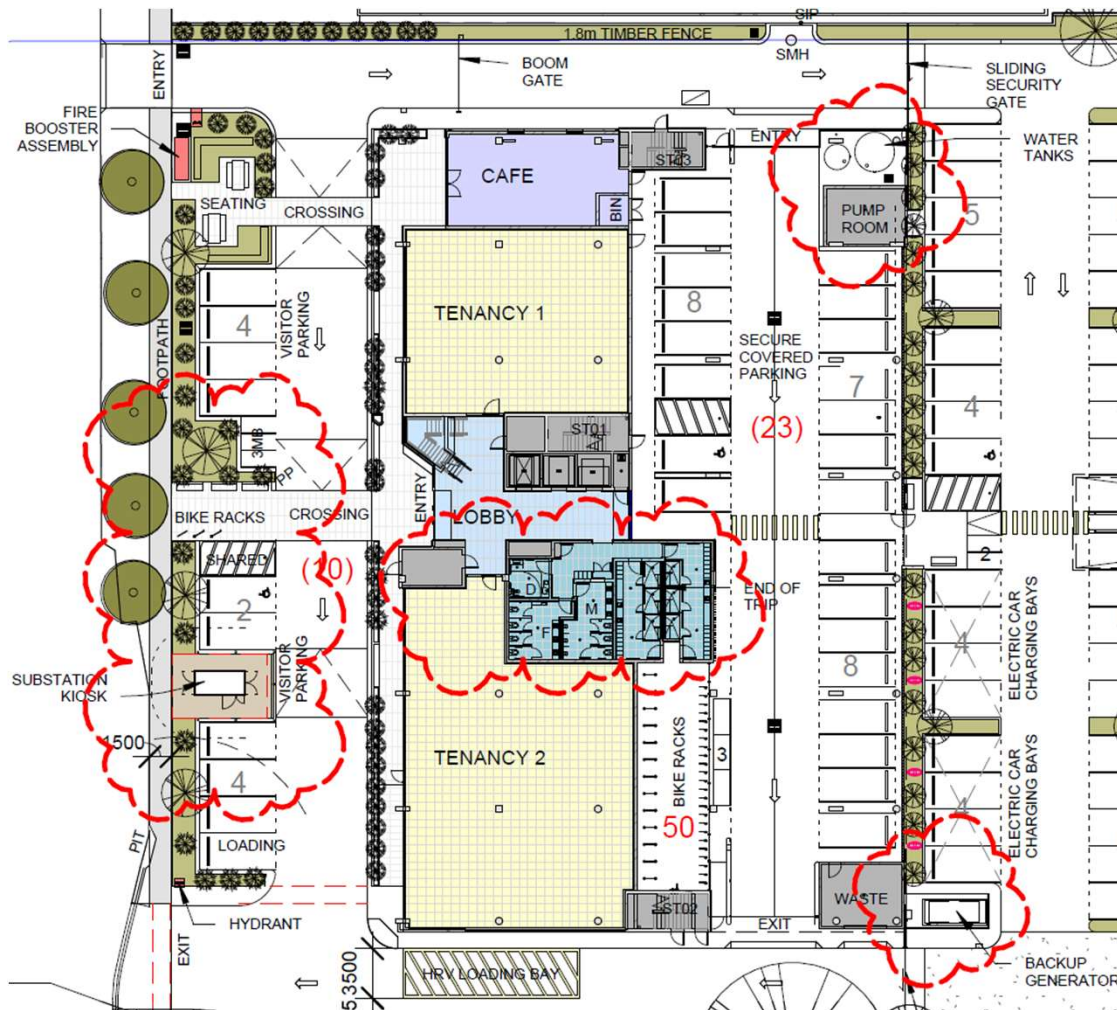
- Proposal to increase the building height from RL 20.8 m to RL 22.1 m to accommodate the increased size of the level 4 lift plant.
- Requested to accommodate design changes identified during the detailed design stage.

Façade changes



- Amend the materials schedule to remove the feature masonry construction from the building.

Operational noise



- Backup generator to be located in car park, at rear of building
- Generator to be operational during power outages and test procedures

Other matters

Traffic and parking

- Concerns raised by public submissions about reduction in parking spaces.
- Department is satisfied that there will be no impact on parking availability on surrounding roads.

Gross floor area

- The applicant provided a recalculation of the GFA to reflect an updated calculation methodology.
- There are no changes to the scale, commercial floorplate or development yield.