

## RECORD OF BRIEFING MEETING

### HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Thursday, 13 July 2017 – 1:00pm -1:45 pm
<b>LOCATION</b>	Travelodge Hotel, 12 Steel St Newcastle

#### BRIEFING MATTERS

##### **2017HCC018 – Newcastle – DA2017/00701**

169-185 Hunter St, Newcastle

CONCEPT – Staged Development comprising of retail, commercial and shop top housing

##### **2017HCC017 – Newcastle – DA2017/00700**

169-185 Hunter Street, Newcastle

STAGE ONE – Mixed use development incorporating retail premises, shop-top housing, car parking and associated works

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Michael Leavey (Alt Chair), Susan Budd, John Griffin, Sharon Waterhouse, Kara Krason (standby alternative)
<b>APOLOGIES</b>	Brad Luke
<b>DECLARATIONS OF INTEREST</b>	Jason Perica declared a non-pecuniary interest as he has a client that owns land opposite the site and this may lead to a perception of a conflict of interest in whatever decision is made

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Murray Blackburn-Smith
<b>OTHER</b>	None

#### KEY ISSUES DISCUSSED

- Two applications – Staged development (concept approval – 4 stages) and Stage 1 DA were discussed together.
- There was broad discussion only as the applications have only recently been lodged and have just gone on public exhibition. A more detailed briefing will be provided to the Panel once the assessment gets underway and issues become clearer.
- Is a fresh concept plan and GPT/ UrbanGrowth NSW are no longer involved.
- Moving floor space ration (FSR) and height around the site in response to heritage considerations, and there is a clause 4.6 variation request for building height.

- Stage 1 DA includes 3 different architectural firms working collaboratively, and centred on a new through-site link and internal square. Future stages will also involve separate architectural firms.
- Building height was a concern with the previous concept, and LEP height controls have subsequently changed.
- Now proposed to provide underground car parking, which involves archaeological considerations.
- Council is engaging a consultant to carry out the assessments and future reports to the JRPP. The consultant will attend future briefings.
- The assessment will need to address a number of issues, including but not limited to:
  - design excellence requirements, SEPP 65/ ADG and review by Council's Urban Design Group;
  - heritage issues and comments from the Heritage Council;
  - traffic and parking implications beyond the site, and consideration of recent network changes including the proposed light rail;
  - land contamination and SEPP 55;
  - rigorous assessment of the clause 4.6 variation request; and
  - any implications of the recent *Bay Simmer Investments* Supreme Court decision in relation to construction impacts.

**TENTATIVE PANEL MEETING DATE:** Late 2017/ early 2018