

## RECORD OF BRIEFING MEETING

### HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Thursday, 16 November 2017 – 1:30 pm – 3.00pm Site inspection undertaken before meeting
<b>LOCATION</b>	Newcastle Council, 282 King St, Newcastle

#### BRIEFING MATTER(S)

##### IRIS EAST END DEVELOPMENT

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

169-185 Hunter Street Newcastle  
Stage 1 - Mixed use development

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

169-185 Hunter Street Newcastle  
CONCEPT - Staged development

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Michael Leavey (Chair), John Griffin, Susan Budd, Cr John MacKenzie and Cr Jason Dunn
<b>APOLOGIES</b>	None
<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, Priscilla Emmett
<b>OTHER</b>	None

#### KEY ISSUES DISCUSSED

- Street wall heights – urban design considerations and Council's Urban Design Group comments
- Heritage considerations – including Christ Church Cathedral and Victoria State Theatre
- Parking – Council's assessment is considering the amount and timing of car parking required, including any existing credits
- Traffic – access to the site and impacts on feeder roads and nearby intersections, particularly on King Street
- Cumulative impacts on traffic and parking in the locality, population growth forecasts

- SEPP 65 & Urban Design Group comments - privacy on balconies, cross ventilation, design for children, surveillance in lane, safer by design considerations, street height requirements, view impacts, solar access within Victoria Way
- Applicant is providing additional information on a range of matters, including responses to matters raised by the Urban Design Group and responses to some conditions applying the original concept approval (including the mix of proposed uses)
- Assessment will consider exhibited draft SEPPs and draft SEPP amendments
- Considerations arising from the *Bay Simmer Investments* Court of Appeal decision
- Land contamination and SEPP 55 considerations
- Agency comments from RMS, Office of Water and Heritage Office (relating to the concept component) remain outstanding. Council is following agencies up and will contact the Panel Secretariat if any further assistance is required

**TENTATIVE PANEL MEETING DATE:** 21 December 2017