

RECORD OF BRIEFING MEETING

HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING
PANEL

MEETING DETAILS

MEETING DATE / TIME	Thursday, 13 July 2017 – 1:00pm -1:45 pm
LOCATION	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

IN ATTENDANCE	Michael Leavey (Alt Chair), Susan Budd, John Griffin, Sharon Waterhouse, Kara Krason (standby alternative)
APOLOGIES	Brad Luke
DECLARATIONS OF INTEREST	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

COUNCIL ASSESSMENT STAFF	Murray Blackburn-Smith
OTHER	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