

## RECORD OF BRIEFING MEETING

HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

### MEETING DETAILS

MEETING DATE / TIME	Thursday, 17 May 2018 1:42pm - 2:00pm
LOCATION	Travelodge Hotel Newcastle, Steel St, Newcastle

### BRIEFING MATTER

**2018HCC015 – Newcastle City Council – DA2011/0617.02** - 386 King Street Newcastle - Change to floor plan layouts association elevation reduction in unit numbers and changes to consent conditions

### PANEL MEMBERS

IN ATTENDANCE	Kara Krason (Chair), John MacKenzie, Stuart McDonald and John Griffin
APOLOGIES	Jason Perica, Michael Leavey, Jason Dunn and Matthew Byrne
DECLARATIONS OF INTEREST	None

### OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Paine
OTHER	Geoff Douglass

### KEY ISSUES DISCUSSED

- Council provided a brief outline of key changes proposed including the reduction of unit numbers by 80 and inclusion of rooftop terrace
- Panel requested a full summary of proposed changes compared against the approved DA, including highlighting differences on the plans and details of Panel's previous decision/conditions of consent.
- Council advised similar FSR and building separation to original proposal and using the same floor plate. Panel requested the assessment consider the details of the approved scheme and the Panel's original reasons that informed the granting of the approval, particularly for non-complying elements such as building separation. In particular consider whether the conditions for non-compliances remain the same, such as whether rooms were habitable or non-habitable or treatment and configuration of balconies
- Internal apartment design and layout and balconies need to be considered and assessed against the ADG
- Panel noted changes haven't been clouded or highlighted on plans. Council to consider and confirm whether this application passes the modification test or whether extent of changes triggers requirement for a new DA. This should include consideration of the proposal moving beyond approved envelope.
- Council assessment to check that there are no bedrooms, studies or habitable rooms provided without windows .
- UDCG comments on depth of soil, long corridor and separation distances

- Assessment report must address Clause 4.55(3) of the EP&A Act, which requires the consent authority to take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.
- A second briefing meeting is to be scheduled for June 2018 that provides further details to the Panel on the above matters. Please table plans highlighting the differences in the building envelope and any building separation changes at the next briefing meeting for the Panel to understand the context of the proposal with regard to the approval. Copy of past Panel decision and conditions of consent and a set of the previous building renders/model compared with proposed renders would assist the next briefing session.

**TENTATIVE PANEL BRIEFING DATE: 14 June 2018**