

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 29 November 2018 – 1:00pm
LOCATION	Travelodge Newcastle, 12 Steel Street Newcastle West 2302

BRIEFING MATTER(S)

2018HCC027 – Newcastle City Council – DA2017/00701.01 – 105-111, 121, 137-145, 147, 151-153, 163, 169-185 Hunter Street; 22 Newcomen Street; 3 Morgan Street; 66-74, 98-102, 104, 108-110 King Street, 14 Thorn Street and 21, 31, 33, 58 Wolfe Street Newcastle NSW 2300 – S4.55 Staged development comprising of retail, commercial, residential and shop top housing.

BRIEFING MATTER(S)

2018HCC026 – Newcastle City Council – DA2018/0354 – 147, 151, 153 Hunter Street; 98, 100, 102, 104, 108, 110 King Street; 15, 21, 31, 33 Wolfe Street and 14 Thorn Street Newcastle NSW 2300 – Stage 2 - Mixed-use development, residential (129 dwellings), retail and commercial, and associated demolition and site works

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Michael Leavey, Lindsay Fletcher, Cr John MacKenzie & Cr Matthew Byrne
APOLOGIES	Kara Krason & Cr Jason Dunn
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Priscilla Emmett
OTHER	Elaine Treglown (TCG Planning)

KEY ISSUES DISCUSSED

- Comparison with approved site plan
- Changes relate to stage 2 only
- Plans, elevations and montages will need to be very clear about changes to the stage 1 approval when the matter comes before the panel - key changes not apparent to the panel at the briefing
- Most changes appear to relate southern portion to King Street (Masonic & Lyric Theatre)
- Increased FSR (complies overall) and for the block
- Increase height above height limit - Details not apparent at briefing
- North West change to heritage building (facade rather than retention)
- Heritage impact to be assessed
- Access to communal open space for separate building to be considered
- Substantially the same development - test to be assessed
- Parking & loading - to be assessed including traffic impact

- UDCG Comments not yet received
- Issues raised in objections (8)
- Key considerations will be heritage impact, urban design, key vistas to and from the site and whether the overall changes are positive, natural or negative.
- Future briefing in January 2019 is advisable after the parameters and details of the changes are settled.
- Applicant to be clear about the key drivers and justification for the changes. Should not be based on securing extra floor space given the existence of Stage 1 approval.
- Panel generally weary of incremental changes over time that may erode key aspects of the original approval

TENTATIVE PANEL MEETING DATE: TBC