

## BRIEFING DETAILS

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

## BRIEFING MATTER(S)

2018HCC038 – Newcastle City Council – 854 Hunter Street Newcastle – CONCEPT - Staged development, comprising of retail, commercial, residential and car parking

## BRIEFING MATTER(S)

2018HCC039 – Newcastle City Council – 854 Hunter Street Newcastle – Erection of 12 storey commercial building with ground floor retail and basement car park

## PANEL MEMBERS

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

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Priscilla Emmett
<b>OTHER</b>	Elaine Treglown (TCG Planning)

## KEY ISSUES DISCUSSED

- Large important site owned by HDC
- Early briefing - not all details known by assessor
- Approval for demotion on the site - REF.
- Involves a commercial building and two mixed used towers which include residential units, above carparking and a bus interchange.
- Clause 4.6 for concept DA for additional height and building separation.
- Height above 90 meters by approx. 9 meters although commercial building significantly below the height limit.
- FSR appears to comply - being reviewed by assessment staff
- Operational access of large carpark and busy bus interchange need careful consideration. Would expect some potential reduction in parking demand due to the location.
- Traffic impact to consider holists and cumulative impacts assessed.
- Ownership of site and "laneways" within the site to be clarified and all owners consent provided.
- Prior competitive process including review by OGA and UDCG to be clarified.

- The panel not clear on the prior "design excellence" and waiving of the requirement for a competitive process and why this occurred prior to a Stage 1 DA.
- Separate DA for parking to be assessed by Council.
- Would be rational and orderly for the carpark to be part of the stage 1 DA.
- Indicative layout of residential building provided but to be assessed. Montages of mixed used buildings appear much slimmer than the indicative floor plate. This needs clarification.
- Contamination and geotechnical assessment for the new basement will be required.
- Residential access to foyers of mixed used building and public thoroughfare to the wider site to be clarified and assessed.

**TENTATIVE PANEL MEETING DATE: TBC**