

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 7 March 2022, 10.00am to 11.00am Site inspection undertaken in conjunction with briefing
<b>LOCATION</b>	Newcastle City Council, 12 Stewart Avenue, Newcastle West

### BRIEFING MATTER

PPSHCC-104 – Newcastle – DA2021/01530 - 854 and 874 Hunter St, Newcastle West - Mixed use development, including shop top housing with 365 dwellings, ground floor retail premises, commercial premises and a basement

PPSHCC-105 – Newcastle – MA2021/00450 - 854 & 874 Hunter St and 4 Stewart Ave, Newcastle West - Sec 4.55(2) Modification to DA2018/01109 - Concept staged development commercial, residential and car parking - changes to conditions of consent and proposed design changes

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Stephen Gow (Acting Chair), Clare Brown, Susan Budd,
<b>APOLOGIES</b>	John MacKenzie and Peta Winney-Baartz
<b>DECLARATIONS OF INTEREST</b>	Alison McCabe, Sandra Hutton and Juliet Grant

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Holly Hutchens, Damian Jaeger, Brian Cameron and William Wang
<b>DEPARTMENT</b>	Leanne Harris

### KEY ISSUES DISCUSSED

The Panel viewed the site and adjoining / adjacent properties from Hunter Street as well as from Level 8, 6 Stewart Ave. The Panel also had the benefit of a fully detailed scaled model provided by the applicant.

The Panel noted the comprehensive briefing report prepared by the Council and is aware that several matters are yet to be resolved and supports Council's request for information.

Key matters discussed included:

- Need for further details in relation to flooding including building design and evacuation planning
- Clarification of car parking numbers (surplus) and FSR
- Additional information required to address matters raised by TfNSW
- Issues raised by Council's Urban Design Review Panel

### Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)

- Confirmation of waste collection arrangements with a commercial provider
- Amendment to the concept plan needing to be considered prior to the determination of the DA.

The Panel notes that one submission was received and that following this collective site inspection the Panel will determine the matter electronically.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 30 MAY 2022**

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