

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 2 November 2022, 9:30am and 10.33am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-137 – Newcastle – DA2022/00538 - 643 Hunter St, Newcastle West - Commercial premises and shop top housing

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Peta Winney-Baartz and John Mackenzie
APOLOGIES	None
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Gareth Simpson and Damian Jaeger
DEPARTMENT STAFF	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Outline of application and its progression to date, including matters raised at Kick-Off Briefing
- Internal referrals:
 - Engineering – concern raised with car parking (allocation, oversupply) and vehicle access
- External referral - TfNSW – comments received, with issues all addressed
- Key Issues:
 - Carparking – oversupply, unbundling of spaces, location within city centre and proximity to public transport
 - Waste management – additional information required (size of waste areas, amount of waste generated and operational management), on-street collection and consistency with other developments that were required to have onsite pick up – how is this site different
 - Heritage – known artefacts on site, process proposed to be clarified through conditions
 - Vehicular access off Steele Street – relocation required due to proximity to existing street tree
 - Tree planting – additional plantings required along Hunter Street, potential requirement for awning/podium re-design
 - Flood storage – displacement noted and flood storage area to be provided on site
 - Stormwater – retention tanks to be provided on site
 - Urban design – minor amendments recommended by Urban Design Review Panel
 - Proximity to boundaries (including the Travelodge) and reduced setbacks with openings require further investigation, including an overshadowing analysis

Planning Panels Secretariat

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- Submissions (4 received during exhibition period and 3 post submission period) – matters raised include overlooking, increased traffic and wind, loss of views, consistency with building height in Hunter St and general scale, over provision of car parking and extent of public notification. Assessment report is to address the matters raised in the submissions and include a site inspection from inside one of the potentially impacted units

TENTATIVE DETERMINATION DATE SCHEDULED FOR: February 2023