



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 21 June 2023, 11.45 and 12.45pm
LOCATION	Newcastle City Council offices

BRIEFING MATTERS

- **PPSHCC-159 – Newcastle City Council – DA2022/01316** - 711 Hunter St, Newcastle West - Stage 1 of a 26 storey mixed-use development
- **PPSHCC-160 – Newcastle City Council – DA2022/01317** - 711 Hunter St, Newcastle West - Stage 2 of a 26-storey mixed use building

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Peta Winney-Baartz and John Mackenzie
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Damian Jaeger, Amy Ryan and Priscilla Emmett
DEPARTMENT	Leanne Harris
APPLICANT (from 12pm)	Andrew Harvey, Kirraly Northey, Luke McNamara, Justyn Ng, Rido Pin, Hong Nguyen, John Carr and Sam Shepherd

KEY ISSUES DISCUSSED

- Council have issued a comprehensive RFI and the applicant has responded and addressed the issues raised which Council are now assessing.
- Technical issues identified by Council in its assessment and needing further clarification include:
 - Staging
 - Design excellence
 - Engineering
 - Traffic modelling
 - Contamination
 - Mine subsidence
 - Clause 4.6 variation
 - Active street frontages
- The applicant provided an overview of their response to the issues raised by Council and the Panel.
- Council and applicant have been working through staging and Council and consider the approach is now acceptable with a proposed interim 'park' like arrangement.

- Design amendments have been made to address privacy of future residents.
- Council is assessing the variations to setback requirements and the relationship to the adjoining building.
- Management of waste meets Council's minimum requirements, with the Panel noting that stage 2 arrangements need to be clarified and tied to conditions of consent.
- Proposed easements need to be clearly articulated on a plan.
- The Panel suggested Council and the applicant give further consideration to the staging and possible triggers for delay which may be able to be dealt with via consent conditions.
- Stormwater and CPTED principles need to be addressed.
- The Panel will consider the basis of the urban and architectural design outcomes. The ground plane and public domain is particularly important in terms of appearance and accessibility.
- The clause 4.6 written request will also be reviewed and considered and the Panel will need to understand the justification for any variation to the FSR standard about the 10% available under the design excellence provisions.

TENTATIVE DETERMINATION DATE SCHEDULED FOR LATE JULY 2023

Planning Panels Secretariat

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