

## BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 11 December 2023
LOCATION	MS Teams Teleconference

## BRIEFING MATTERS

PPSHCC-204 – Newcastle - DA2023/00419 - 121 Hunter Street, Newcastle

and

PPSHCC-220 – Newcastle - MA2023/00175 - 105, 109, 111 and 121 Hunter Street, 1 and 3 Morgan Street, 22 Newcomen Street, and 66 King Street Newcastle

## PANEL MEMBERS

IN ATTENDANCE	Roberta Ryan (Acting Chair), Helen Lochhead, Kim Johnston, Peta Winney-Baartz, and John Mackenzie
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Alison McCabe - general declaration in relation to perceived conflict of interest due to the involvement of SJB Architects.

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Damian Jaeger, Ashlee Rutherford, Geof Mansfield, Amy Ryan and Eliza Arnott
DEPARTMENT STAFF	Leanne Harris and Holly McCann

## KEY ISSUES DISCUSSED

- Both applications are still under assessment and additional information has recently been received (architectural plans, acoustics, revised 4.6).
- Council is still assessing ADG compliance.
- In relation to the Modification Application the applicant has been asked to provide further information to demonstrate whether the proposal meets the 'substantially same' test. The panel would appreciate a clear articulation of this in the Assessment Report.
- Further work is being undertaken in terms of solar access, overshadowing and private view corridors and Council understand the applicant has undertaken inspections from private properties. To date Council has assessed the view corridors on the public domain. Council notes that this information is needed to inform the assessment of the changes to the concept plan, noting that the concept approval has a level of impact and the changes to this may not be significant.
- Overview of submissions and relationship to both applications.

- The Panel notes as per the initial briefing that the applicant has made assumptions about the former Council car park site and the Panel wants to understand the Council's intentions for this site. At this stage, Council notes there are no plans for this site.
- Council's Public Domain Plan for this precinct is nearing completion (possibly not before determination).
- Overview of the differing height controls in the Concept Plan approval and LEP and how this needs to be addressed in the required Clause 4.6.
- In terms of waste management, the Council notes that the applicant has introduced internal turntables. The details of this are still being worked through to ensure it can accommodate Council servicing if necessary.
- Acoustic issues are still being assessed particularly in relation to the proposed food and drink premises. Later operating hours have been requested and this needs to be addressed in the acoustic report and mitigation measures assessed.
- Council still has questions regarding the parking layout and how the number of car parks is being calculated. There is a limitation under Council's DCP for maximum rates and further clarification is required.
- The relationship between the heritage façade and interactions related to ADG requirements is still being assessed.
- The Urban Design Review Panel are largely supportive requiring only minor design amendments to ensure that design excellence for the project is maintained.
- The Panel will expect a detailed assessment and explanation of the chronology of the application, RFIs and responses, response to the height changes and subsequent impacts on SEPP 65 compliance including internal apartment size and interface and response to heritage as well as the specific details regarding proposed amendments to conditions under the Modification application.
- The Council note that there are inconsistencies between the Modification and detailed DA e.g., specific floor heights which will necessitate further change to the Modification Application.

The Panel confirms the issues raised in the preliminary briefing need to be addressed.

The Panel will aim to schedule a public determination meeting for the Modification Application in February 2024.