

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 5 December 2023,
<b>LOCATION</b>	MS Teams videoconference

**BRIEFING MATTERS**

- PPSHCC-222– Newcastle – DA2023/00603 – 789 Hunter Street, Newcastle West 2302 - Mixed use - retail premises and co-living housing including partial demolition of existing structures.

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Damian Jaeger, Ashlee Rutherford, Geof Mansfield
<b>DEPARTMENT STAFF</b>	Leanne Harris and Holly McCann

**KEY ISSUES DISCUSSED**

- Update status briefing.
- Engineering assessment still being finalised including comments and signoff regarding the proposed waste arrangements.
- Project has progressed with UDRP with a final review required.
- Parking variation is the fundamental issue. 18 spaces in total are proposed (includes servicing retail on the ground floor). Requirement is 112. Applicant is relying on proximity to public transport (interchange). The Panel expect Council to take a position on this and suggest that the applicant provide factual evidence clearly outlining all public / university transport options and suggest a comparative analysis of the student accommodation and parking provision and utilisation on the Callaghan Campus may be of assistance.
- Extent of heritage fabric being retained is still being considered.
- Height variation required and being considered.
- Council is still assessing the minimum and maximum room size variation (12m square metres/ 25 square metres) and this needs further clarification and better dimensioned plans. These are development standards and will require a 4.6 variation if not achieved.
- 2 submissions received with the main issues related to impacts on neighbouring sites.

**Planning Panels Secretariat**

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- Further details on contamination required.
- Acoustic modelling required for food and drink premises and clarification of hours to address appropriate mitigation measures.
- The Panel need to understand the proposed mine subsidence mitigation measures (ie grouting) and the relationship to any proposed contamination (cap and contain).
- Flood affectation and relationship and concessions given the heritage status of the site.
- The Council needs a consistent policy position on waste collection arrangements. Any recommendation for on-street collection needs to be very clear and robust.
- The CPTED and Social Impact Assessment need to meet current guidelines.

**The Panel understands the Council will issue a further RFI and will seek to schedule the DA for determination in the first quarter of 2024.**