

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 18 June 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-295 – Newcastle – MA2024/00006 – 169-185 Hunter Street, Newcastle 2300 – Sec.4.55(2) modification to DA2019/01150 – change to operating hours of ground floor gaming / lounge bar

PANEL MEMBERS

IN ATTENDANCE	Roberta Ryan (Acting Chair), Stephen O'Connor, John Mackenzie, Peta Winney-Baartz
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	Alison McCabe – SJB Architects were involved in the original concept approval for this site.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	William Toose, Amy Ryan
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- This modification is for the ground floor bar which is run independently of the QT hotel.
- The bar has a 100-person capacity limit.
- The DA consent does not have a specific condition regarding hours of operation, however the hours are referenced in and governed by the Social Impact Assessment (SIA) and Plan of Management (POM) (endorsed documents).
- The proposal seeks an extension of operating hours to 2am Monday to Saturday and 12 Midnight on Sundays.
- Significant public interest generated by Council's notification with objections largely regarding impacts on residential amenity.
- The bar is only accessed by Lyric Lane with a single access / exit point.
- Surrounding uses and context explained with adjacent QT Hotel, supermarket, bottle shop and residential units.
- An acoustic report has been received and reviewed by Council.
- Council's social planner is not supportive of the SIA findings.
- NSW Police have not raised any issues.

PANEL COMMENTS

- The Panel want clarification about where the service of liquor occurs within the space and whether the bar functions just for liquor and/or gaming in terms of the SIA findings about enlivening nightlife.
- The Panel want to understand the consistency of the proposed modification with Council's policy position (Newcastle After Dark 2018) for the East End Precinct which specifies a night-time economy to 1.00am.
- A key consideration will be the noise impacts associated with people entering and leaving the venue.
- The SIA needs to identify a list of venues with gaming in the vicinity and their operating hours so that impacts can be assessed accordingly.
- The Panel wants to understand whether there is a social benefit or not with the proposed extension in hours.
- The Panel expect the assessment to address CPTED issues and management as well as other amenity impacts such as light spill etc.

The Panel understands that the Council's assessment is nearing completion and will seek to schedule a public determination for the application in mid to late August.