

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

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

BRIEFING MATTERS

PPSHCC-296 – Newcastle – MA2022/00433 – 185 Hunter Street, Newcastle 2300 – Sec 4.55(1A)
modification to DA2019/01150 – change to operating hours of rooftop terrace

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

OTHER ATTENDEES

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

COUNCIL BRIEFING

- This is a modification application that was lodged in 2022 and only recently registered with the Panel.
- The roof-top bar currently trades until midnight whilst the outdoor terrace is restricted to 10pm. The modification seeks to permit use of the terrace to midnight 6 days a week from Monday to Saturday inclusive.
- The outdoor terrace has a capacity of approximately 30 people.
- The submitted acoustic report has been updated and provides solutions to manage noise impacts with various physical acoustic measures proposed.
- The terrace is in close proximity to residential balconies/living areas.
- NSW Police have objected to the proposed modification.
- The proposal has been notified three times with a reduction in submitters now objecting to the proposal.

PANEL COMMENTS

- The Panel want to understand the actual residential level that was used to measure / test acoustic impacts.
- The Council could consider the possible use of trials / time limited consents in the event that they are supportive of the application.

Planning Panels Secretariat

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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.

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