

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 8 August 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-306 – Newcastle – RE2024/00002 – 105,109,111 & 121 Hunter Street, Newcastle 2300 – Section 8.2 Review

PANEL MEMBERS

IN ATTENDANCE	Brian Kirk (Alternate Chair), Susan Budd, Tony McNamara,
APOLOGIES	Jason Dunn
DECLARATIONS OF INTEREST	John Tate – Due to being a long-standing member of The Newcastle Club.

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Andrew Harvey, Naomi Ryan, Isabella Tonks, Warren Duarte, Adam Haddow, Wesley Grunsell, Nathan Dawes, David Jagers, Greg Lee, Paulo Macchia, Chris Palmer, Jane Maze-Riley, James Oldknow
COUNCIL ASSESSMENT STAFF:	Amy Ryan, Elle Durrant, Brian Gibson, David Ryner, Mason Stankovic (Patch Planning) Stacey Brodbeck (Envisage Consulting) Philip Pollard
DEPARTMENT STAFF	Leanne Harris

KEY MATTERS DISCUSSED

- Council has engaged a consultant team to undertake assessment of the review application and has completed a site visit. The same consultants will undertake the assessment of the detailed DA for Stages 3 and 4.
- The concept application has not changed since the previous refusal and Council advises that the applicant has submitted a comprehensive package of information including a response to the reasons for refusal and updated visual assessment.
- Assessment is still progressing.
- External referrals:
 - Water NSW have requested some additional information and clarification
 - Response outstanding from Subsidence Advisory NSW
 - Response outstanding from Heritage NSW
- Internal referrals including traffic, view analysis and heritage for locally listed and contributory items pending.

Planning Panels Secretariat

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- Council's consultant will be requesting additional information to assist with the visual impact assessment including view impacts from within and from the opposite side of the harbour. It is understood that a request for will be documented and sent to the applicant as a priority.
- Council's position is that clause 7.5 of the LEP in relation to design excellence applies to the modification application. The substantially the same development test is of more importance and being assessed.
- Council confirmed that there is no proposal for the former Council car park at this stage noting that it should be considered as a private development site.
- The Panel want confirmation of status of the former car park land under the Local Government Act.
- The applicant outlined the significant history to the project and the two key points from their perspective being:
 - Height changes – no additional FSR
 - Substantially the same development
- The applicant provided an overview of removal of the Council car park, view corridors, changes to the bulk and scale and resulting public benefits.
- Applicant's overview of car parking with no deficiency in residential or commercial or retail and visitor parking now a merits-based assessment. It is the applicant's view is that there is no deficiency.
- The Panel expect the assessment to deal with the Council car park site, the relationship to the Council's DCP and nominated view corridor and assumptions on how this will be maintained.
- The Panel suggested that there should be some analysis of potential building yield on the Council site if the view corridor is to be maintained.
- The Panel noted that the historical significance of the Cathedral was not just related to built form but also its context, setting and curtilage. The RLs in the concept approval set an appropriate response at that time.

The Panel will consider the need for further briefings as the review application progresses.