

RECORD OF SITE INSPECTION AND COUNCIL / APPLICANT BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DETAILS OF SITE INSPECTION

DATE	Monday, 2 September 2024, 9.00am to 12.00 noon
LOCATION	105,109,111 & 121 Hunter Street, Newcastle 2300

SUBJECT MATTER

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, Jason Dunn, Stephen O'Connor
APOLOGIES	None
DECLARATIONS OF INTEREST	John Tate - Due to being a long-standing member of The Newcastle Club.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Pricilla Emmett, Brian Gibson, Elle Durrant, Mason Stankovic, Georgia Quinn, Stacey Brodbeck, Philip Pollard, Paulo Macchia,
APPLICANT REPRESENTATIVE:	Naomi Ryan, Andrew Harvey, Jane Maze-Riley, Sam Arnaout, Warren Duarte, Addam Haddow, Wesley Grunsell, Nathan Dawes, Greg Lee, Chris Palmer, Kerime Danis, James Oldknow
DEPARTMENT STAFF	Leanne Harris

SITE INSPECTION:

The Panel viewed the site and surrounds from:

- Stockton,
- Market Street,
- Site of the former Council car park,
- Grounds of Christ Church Cathedral, and
- Interscetion of King and Newcomen Streets.

The Panel also viewed the applicant's physical model.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels

KEY ISSUES DISCUSSED AT THE BRIEFING

- Overview of the key matters the Panel needs to consider in reviewing the modification application including the substantially the same test and s.4.55(3) of the Act, including the reasons the consent authority gave for the original granting of consent. The applicant is to provide further advice for the Panel's consideration on the relevance of clauses 7.5 and 4.6 of the LEP to this application.
- Background to the Masterplan, stages 1 and 2 which have been built and what is being proposed in stages 3 and 4.
- Overview of two possible options for the car park site if the DCP controls are strictly applied and ADG compliance is to be achieved.
- Overview of the physical model including the following matters:
 - Arrangements for future public spaces and easements for public access (privately owned).
 - ADG compliance matters.
 - Design and location of plant and services for each building.
 - Changes to the design and relationship to the Municipality building.
 - Location of car parking and servicing arrangements including basement design and waste collection, which is all internal to the site.
 - Heritage matters.
 - View analysis including both public and private views.
 - FSR and redistribution across the site.

The Panel will hold a public determination meeting in Newcastle and will seek to confirm a date for this shortly with Council.

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