

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	25 February 2020, opening time -15:40pm to 16:45pm Site inspection undertaken before briefing (Sandra Hutton only)
<b>LOCATION</b>	City of Newcastle's Administration building 12 Stewart Avenue Newcastle

### BRIEFING MATTERS

#### PPSHCC-31 – City of Newcastle – DA2017/00701.02

Multiple sites, Hunter, Wolfe, King, Newcomen, Morgan and Thorn Streets, Newcastle  
S4.55(2) Modification, changes to block one within stage one of the concept approval.

#### PPSHCC-27 – City of Newcastle– DA2019/01150

169-183 Hunter Street and 163 Hunter St, Newcastle

Adaptive reuse and alterations and additions to heritage buildings (Building B) for a hotel  
(noting application seeks DA2019/01150 to amend DA2017/00700.01, being block one mixed use development, to accommodate DA 2019/01150)

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Sandra Hutton, Susan Budd (by telephone) and John MacKenzie
<b>APOLOGIES</b>	Jason Dunn
<b>DECLARATIONS OF INTEREST</b>	Alison McCabe and Juliet Grant

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Ian Clark, Priscilla Emmett, Geoff Douglass and Tracey Webb
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### KEY ISSUES DISCUSSED

*Purpose of Briefing was for CoN to provide background to the new Panel on the nature of the applications, status of assessment and public submissions and to enable the Panel to clarify items and identify particular matters to be addressed as part of the assessment (whether or not already addressed in full DA documentation, plans and/or submissions).*

- Background, suite of development consents and nature of applications before Panel
- External assessment underway by TCG (assessed original concept approval and Stage 1 consent).
- Key considerations are urban design and heritage arising from GFA and setback proposals and impacts of hotel use (eg acoustic, patrons, parking), as well as nature of incremental changes and impacts.
- Need for assessment to clearly document, graphically present and assess the differences between current approvals and modifications sought. Need to be clear about the changes to Stage 1 approval sought to be given effect by the change of use DA when matter is reported – not apparent to Panel at briefing.

### Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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- Panel wary of incremental changes over time and being satisfied that modifications do not erode the key aspects of the approval and the original objectives that informed the development parameters now sought to be changed. Assessment to include consideration of how original parameters were derived and how objectives and outcomes sought by those are not eroded by proposals. This is to include southern additions/alterations relative to through site link and its width, function, amenity and domain (including above ground), and additional GFA and building envelope changes arising from additional level/footprint.
- Whilst the driver of the changes is understood (change of use to hotel), applicant to be clear on why the change of use requires the additional floor space/level on the roof and additional floor space over part of the laneway above ground level. Panel would benefit from understanding applicants position on the implications if compliance with approved development parameters on GFA/FSR, building envelope and/or 6m setback etc are required.
- Panel were advised that Council's UDCG supportive of setback variation and design approach, CoN noted improvements made from initial presentations.
- Panel advised heritage assessment underway which will include consideration of additional rooftop space, setbacks and area near the through site link. Heritage will be a key issue for Panel satisfaction.
- View analysis to be considered including any impacts on view to or from the Cathedral.
- Assessment of any acoustic and other impacts arising from roof top and land use proposal to be provided, including review of submitted Plan of Management.
- Panel briefed on summary of issues raised in submissions to date (9)
- Substantially the same test to be assessed for modification.

**TENTATIVE PANEL MEETING DATE:** Potentially the end of April, to be confirmed