

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 11 December 2019 2:30pm to 3:00pm
LOCATION	Lake Macquarie Council, 126-138 Mains Road, Speers Point

BRIEFING MATTER(S)

2019HCC012 – Newcastle - DA2019/00061

11-17 Mosbri Crescent The Hill

Residential accommodation comprising three residential flat buildings (161 dwellings) multi dwelling housing (11 dwellings), strata subdivision, demolition and associated site works.

PANEL MEMBERS

IN ATTENDANCE	Michael Leavey (Chair), Kara Krason, Julie Savet Ward,
APOLOGIES	John Mackenzie, Jason Dunn
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	William Toose, Gareth Simpson
OTHER	Tracey Webb

KEY ISSUES DISCUSSED

- Application is subject to a deemed refusal appeal in the Land & Environment Court, and Council's preferred course of action is negotiated agreement for approval through the s.34 process
- The site has been through a site-specific Planning Proposal and a Master Plan process, and the proposal is consistent with both.
- The site is zoned R3 Medium Density Residential, and the proposal is permissible in the zone and complies with LEP FSR requirements;
- The application is subject to a clause 4.6 variation for building height, relating to lift overruns, which is supported by Council staff and will not result in adverse visual impact, or impacts on adjoining properties;
- The application has been referred to Ausgrid, Office of Environment & Heritage, NSW Rural Fire Service, Subsidence Advisory NSW and Awabakal Local Aboriginal Land Council, and there are no outstanding issues or objections;
- The design has been reviewed on a number of occasions by Council's Design Review Panel, and design issues have been largely resolved and the proposal is consistent with the SEPP 65 Apartment Design Guide;
- Additional overshadowing and visual impact assessment have been provided to Council, which satisfies previous questions raised by the Council;

- The APZs required for bushfire protection do not require tree removal in the adjoining public reserve, and no trees in the public reserve are required to be removed as a direct result of the development;
- Compensatory landscape planting is proposed to offset tree removal on the site;
- Traffic impacts on Mosbri Crescent have been considered by Council staff, and impacts are reasonable and can be managed;
- There are no other unresolved issues or areas of concern from Council staff;
- The Panel noted that separate drainage improvement works are proposed in the adjoining Council open space, which will be based on plans to be approved by Council, with works to be undertaken by the proponent. The Panel encouraged Council to ensure there is adequate oversight of works carried out by a third party on Council owned land.
- On the basis of the information provided by Council at the briefing, the Panel is satisfied with the direction being taken by the Council.

TENTATIVE PANEL MEETING DATE: N/A