

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 20 May 2021, 11:30am to 1.00pm
LOCATION	Via MS Teams videoconference

BRIEFING MATTER**PPS-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	Juliet Grant (acting Chair), Sandra Hutton, Chris Wilson, John MacKenzie and Peta Winney-Baartz,
APOLOGIES	None
DECLARATIONS OF INTEREST	Alison McCabe

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	William Toose, Gareth Simpson, Priscilla Emmett & Tracey Webb
APOLOGIES	James Marshall
OTHER	Leanne Harris & Holly McCann

KEY ISSUES DISCUSSED

- This was an early briefing to provide the Panel with an overview and background to the DA.
- Council advised they are expecting a consolidated package of updated/revised DA documents at the end of the May 2021. Given the number of versions of reports and plans to date the Panel strongly supports this approach so it is clear for both the Panel and the community what plans and studies the revised DA relies upon.
- The Panel sought to understand how the DA responds to the agreed statutory framework and desired character outcomes set out in the site-specific planning proposal and DCP. The Panel noted any non-compliances with height, FSR, building envelopes, setbacks etc will need to be clearly identified. Upon receipt of the revised DA package the Council will prepare a further background paper to assist the Panel in this respect.
- Council provided the Panel with an overview of matters that had been considered to date including design (Council's Urban Design Review Panel), engineering, stormwater and impacts on the adjacent Arcadia Park.

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- The recent listing of Arcadia Park on the State Heritage Register needs to form part of any future assessment and a formal referral to NSW Heritage will be required. It was noted that previous consultation had been advisory only.
- The Panel noted visual impact analysis would continue to be a key consideration for the assessment, particularly in terms of the relationship between the site and the entire common boundary with the State Heritage listing of Arcadia Park.
- The revised package of documents needs to respond to the issues raised, but not considered, in the previous Court proceedings including owner's consent for grouting works, the extent and impact of earthworks, groundwater, geotechnical and ecological impacts.
- The Panel understands the Council will renotify and re-exhibit the revised DA and re-refer to the relevant State Agencies.
- Council were advised to consider the need for a referral in respect of Aboriginal heritage and whether the application should be Integrated for this purpose.
- Council were advised to fully address waste management arrangements in their assessment
- The Panel see benefit in a collective site visit following the conclusion of the re-exhibition process.
- The Panel also see benefit in the Applicant providing a digital 3D model to assist with the assessment process.
- The Panel notes the considerable public interest in the DA to date and will consider appropriate opportunities for further public engagement in the Panel's processes.
- The Council are to notify the Panel upon receipt of the amended DA package. The Panel consider that this needs to be done in a timely manner given the age of the DA.

TENTATIVE DETERMINATION DATE SCHEDULED FOR - TBA

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