

RECORD OF APPLICANT BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 11 October 2021, 12:30pm and 2:30pm
LOCATION	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, Peta Winney-Baartz and John Mackenzie
APOLOGIES	None
DECLARATIONS OF INTEREST	Alison McCabe

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Gareth Simpson, Amy Ryan, Brian Cameron, Isabelle Rowlatt, Priscilla Emmett, Robert Manev and Rochelle Whiteman
DEPARTMENT STAFF	Leanne Harris, Jane Gibbs and Lisa Foley
APPLICANT REPRESENTATIVES (from 1:15pm)	Richard Anderson, Mark Purdy, Steve Zappia and Melissa Thomas

KEY ISSUES DISCUSSED – COUNCIL BRIEFING

- Council provided a description of: the development as currently proposed; the history and layout of the site; previous legal appeals; an overview of amendments to application; and the current status of the application
- Matters discussed included: Infrastructure arrangements (stormwater), boundary conditions, mine grouting
- Aboriginal cultural assessment is progressing, notwithstanding the DA has not been lodged as Integrated development.
- Outstanding concerns – pedestrian circulation/conditions, extent of clearing
- Statutory controls– lift overrun exceeds height limit
- Applicant is aware that an RFI is coming, and this will include any further issues raised by the Panel as part of this briefing
- 134 submissions received to date – mainly in objection.
- Referrals – received and outstanding

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 – APPLICANT BRIEFING

- Design concept and comments from Council’s Design Review Panel
- Amendments made in response to issues raised, including:
 - details of the mine grouting/concrete batching plant
 - pedestrian linkage to Kitchener Parade, setbacks and residential amenity
 - removal of pool, amendment to communal open space
 - height of existing and proposed structures
 - basement excavation moved away from boundary
 - Heritage considerations
- Statutory considerations – description of development, consistency with DCP
- Relationship between APZ, stormwater easement and vegetation management (Arcadia Park); associated implications for visual impact

PANEL DIRECTIONS

- Council to send the applicant one final request for further information (RFI)
- The Panel noted the Council’s advice that the application would be re-notified as one complete package to enable community members to clearly identify the relevant assessment documents.
- The Council need to put clear timeframes on the RFI response process.
- The Panel expects that the assessment will be finalised based on response to final RFI – no further opportunities to amend to be given to applicant
- The panel noted that a due diligence process for Aboriginal cultural assessment will not be sufficient for assessment purposes and that further investigation is required to enable determination of the application.
- Given the extent of public interest in the DA the Panel confirmed their intent to hold a public briefing session which would be scheduled after the next / last round of public notification and prior to the Council’s assessment being finalised.
- The Panel requested next update briefing from Council staff to take place in February 2022 at the latest with the intention to finalise dates at this time.
- The Chair thanked everyone for making time to brief the Panel

TENTATIVE DETERMINATION DATE TO BE SCHEDULED FOR 2022