

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Friday, 6 May 2022, 11:45am and 12:45pm Site inspection undertaken before briefing
<b>LOCATION</b>	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**

<b>IN ATTENDANCE</b>	Juliet Grant (acting Chair), Sandra Hutton, Chris Wilson, John MacKenzie and Peta Winney-Baartz
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Alison McCabe

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	William Toose, Elle Durrant, Brian Cameron, Amy Ryan and Olivia Magrath
<b>DEPARTMENT STAFF</b>	Leanne Harris, Carolyn Hunt and Lisa Foley

**SITE INSPECTION**

- The Panel visited the site and surrounds, including vantage points from Kitchener Parade, the Obelisk/King Edward Park and Anzac Parade.
- The Panel visited properties at 11 Hillview Crescent, The Hill; 13 Hillview Crescent, The Hill and 16 Anzac Parade, The Hill.
- The applicant provided balloon markers at various points on the site

**KEY ISSUES DISCUSSED****Amended plans:**

- Most recent major changes include:
  - Link from Mosbri to Kitchener Parade – widened to 4m wide corridor
  - Existing substation within north west corner is to be decommissioned and relocated to Kitchener Parade
  - A second substation will also be installed at Mosbri Crescent frontage which services the community

**Site planning and interface:**

- DCP setback requirements to Kitchener Parade and basement level amendments
- Proposed tree removal/retention, including:
  - Loss of 3 trees on Council land of concern for the Panel, noting replacement with 9 trees along Kitchener Parade
  - Planting species to be determined by Council's City Greening, with further consideration to be given to the retention of the 3 trees and the impact of the retaining wall on the boundary
  - Trees on 13 Hillview Crescent (adjoining retaining wall) proposed to remain – protection bond offered by applicant
  - Tiered retaining wall off Arcadia Park considered to be a hard separation with low level landscaping (9m separation and no canopy trees proposed)
- Drainage easement width and treatment, being combination of concrete and grassed/plastic eco-shell
- Cl. 4.6 Variation – Height of Buildings submitted to accommodate rooftop plant, noting non-consistency with the intent of the DCP
- Height variation, setbacks, proposed retaining walls and tree removal in the public area are considered to be contributing to the visual impact of the development
- Council advised that FSR is considered to comply noting the relocation of storage cages to basement level and not identified as GFA
- Positive outcome of the proposed townhouse development in Hillview Crescent was noted
- Through site link and reference to the Planning Proposal as a public benefit
- Proposed substation on Mosbri would benefit from screening and/or landscaping
- Lighting / landscaping to work together in regard to CPTED principles along public walkway

**Referrals:**

- Emergency access – external referral to RFS completed however GTAs yet to be received
- Internal heritage referral comments to be provided
- Traffic assessment – Council advises that reasonable assumptions made in regard to the traffic around the school

**Assessment reporting:**

- Assessment report is to include commentary on:
  - the rationale for the DCP departures and what has been provided to support the departures
  - additional floor level
  - Deep soil and landscaping assessment, including the planting species and height to be provided for boundary with 11 Hillview Crescent
  - Ventilation non-compliances and details relating to the proposed mechanical ventilation
  - Updated Design Verification (SEPP 65)
  - Consistency between plans – internal changes to be identified in all plans
- Panel to advise details regarding public determination meeting arrangements

**DETERMINATION DATE SCHEDULED FOR – 22/06/2022**