

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 8 June 2022, 5pm and 6:10pm
<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, Elizabeth Adamczyk and Callum Pull
<b>APOLOGIES</b>	Chris Wilson
<b>DECLARATIONS</b>	Alison McCabe, John MacKenzie and Peta Winney-Baartz

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	William Toose, Amy Ryan, Priscilla Emmett, Michelle Bisson and Olivia Magrath
<b>DEPARTMENT STAFF</b>	Leanne Harris and Lisa Foley

On 25 May 2022, Cr John Mackenzie and Cr Peta Winney-Baartz declared conflicts of duty regarding the development application (DA) at 11-17 Mosbri Crescent, The Hill, as they had considered a related planning proposal as elected representatives of Newcastle City Council.

Council's alternate members, Cr Pull and Cr Adamczyk, agreed to join the Panel to consider the DA.

The Chair requested a briefing from Council staff so that Cr Adamczyk and Cr Pull could be informed of the scope of the development application and the issues identified at previous briefings (including those raised by speakers at the public briefing).

**KEY ISSUES DISCUSSED**

- High level overview of the background to the proposal including the planning proposal, rezoning to R3 Medium Density, concurrent amendments to the LEP for FSR and height controls with variations and transitions across the site, Urban Design Study and site specific DCP.
- Previous Land and Environment Court proceedings discontinued in 2021

**Planning Panels Secretariat**

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- Amended application submitted to Council, further amendments as part of the assessment process and latest plans form the basis of Council's assessment report.
- GTAs have been received from each of the State referral agencies.
- Proposal has been subject to review by Council's Urban Design Consultative Group on several occasions. Unanimous support received.
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- Detailed technical supporting studies including arborist reports and flora and fauna investigations
- High level overview of key planning issues:
  - Height
  - Heritage
  - Visual impact
  - Mine grouting below the surface and on-site concrete batching
  - Landscaping, compensatory plantings and retention / protection of vegetation on adjoining land and Arcadia Park
  - ADG Compliance

The Panel noted that it is important for the assessment to focus on the current plans and not the background and history.

The local members are to make arrangements to view the site in accordance with the Panel's Operational Procedures. Council will provide assistance in terms of a map / photos from the previous collective Panel on-site visit. Site is readily viewable from the public street network.

The Panel reiterated the need for the assessment report to address the matters raised at the most recent May 2022 briefing

## **PUBLIC DETERMINATION VIDEOCONFERENCE SCHEDULED FOR 22 JUNE 2022**

### **Planning Panels Secretariat**

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