

**RECORD OF PRELIMINARY BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 14 November 2023
<b>LOCATION</b>	MS Teams Teleconference

**BRIEFING MATTERS**

PPSHCC-249 – Newcastle – MA2023/00316 – j/-/DP13401 - Seniors Housing and Centre-based Child Care Facility - including ancillary commercial uses.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Peta Winney-Baartz, John MacKenzie
<b>APOLOGIES</b>	Tony McNamara
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Alex Salani, Zac Smurthwaite, Nicholas Grimes, James Alexander Hatziplis and Steven Kirk
<b>COUNCIL ASSESSMENT STAFF:</b>	Damian Jaeger and Amy Ryan
<b>DEPARTMENT STAFF</b>	Leanne Harris and Holly McCann

**KEY ISSUES DISCUSSED****COUNCIL:**

- There have been several prior DAs for this site.
- Current DA proposes a \$98M seniors living plus a childcare centre development.
- Zoned – R3 and permissible with consent.
- The DA has been lodged under the Housing SEPP to take advantage of bonus height / FSR provisions.
- Development is supported by a Clause 4.6 variation for an additional height variation.
- The DA has been to the Urban Design Panel and comments have been made in relation to solar access, way finding, deep soil, illumination, changes in grade and clear staging arrangements.
- Site is bushfire prone with APZ requirements (south-east corner)
- Site is subject to flooding along western boundary and impacts are still under assessment.
- Mine subsidence issues are currently being worked through.
- Exhibited – numerous objections received (approx. 20).

**APPLICANT BRIEFING:****Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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- There is an approved senior's living consent on the site, and this has been enacted.
- The current DA is considered to a better outcome with a revised design and response to the site.
- Overview of site location and context provided.
- DA has been lodged using the Housing SEPP for bonus FSR and height provisions. The design uses generous setbacks from Victory Parade and massing toward the rear with a view to maximising the open space setting.
- Historical site overview and adjacent Brickworks Park.
- Key site considerations include topography, vegetation, flood, bushfire, adjoining built context and environmental opportunities.
- Road connectivity and traffic management arrangements discussed.
- Design is proposing consolidated building footprints with key open space areas and key support facilities.
- Overview of specialist reports supporting the DA.
- Pre-DA discussion with Council undertaken.
- Community consultation prior to DA lodgement + notification by Council and applicant will address submissions.
- Contamination considered under previous DA and former RAP being reviewed with additional work underway.

#### **PANEL COMMENTS:**

- The Panel notes the key site constraints including bushfire, flooding, mine subsidence and contamination which need to be addressed to demonstrate site suitability.
- The Panel want a clear understanding of impacts including flooding, vegetation removal (including APZs), earth works and changes in grade including retaining walls and accessibility.
- There needs to be a robust rationale for the proposed height exceedance with consideration of the proposed scale and site context and built form scale relationships. The Clause 4.6 needs to be thoroughly checked and assessed.
- The existing vegetation to Victory Parade is an important feature of the site. The removal of this vegetation has not been justified.
- Further detail in relation to contamination and impacts on vegetation and whether the site requires venting is needed.
- The Panel notes the existing approval and that it is contingent on Council and the applicant to demonstrate physical commencement and how any preconditions to works occurring have been met.
- The Panel questions the quality and data used in the Social Impact Assessment and how the site works for older people (site suitability).
- The Panel need to understand evacuation arrangements in emergencies.
- The relationship of buildings to flood/creek, vegetation removal and the presentation and interface to Brickworks Park will be key considerations for the Panel.

The Panel understands the Council will be issuing an RFI and it is likely that a further briefing will be scheduled once the applicant's response has been received.

The Panel notes that there are in excess of 10 objections to the proposal and will hold a Public Meeting to determine the DA.

#### **Planning Panels Secretariat**

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