

RECORD OF PRELIMINARY BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 November 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-283 –Newcastle – DA2024/00151 - 190 Bruncker Road, Adamstown 2289 - Affordable Housing Residential Flat Building

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Howard Taylor, Royce Lucero, Carolyn Howell, Deborah Gilbert.
COUNCIL ASSESSMENT STAFF:	Iain Watt, Brian Gibson
DEPARTMENT STAFF	Leanne Harris; Holly McCann

COUNCIL BRIEFING:

- Amended plans uploaded to the Portal just prior to this briefing and yet to be reviewed by Council.
- Council issued an RFI in August but no comprehensive response until now.
- Waste Management has been a significant issue to date. The amended plans and information package is now proposing relocation of the waste pickup to Bruncker Road. This will need to be considered by the Local Traffic Committee.
- Design Review Panel and Regional Panel comments included in the RFI and various amendments included in the response to Council.
- Contamination information submitted but requires further review in relation to proposed remediation strategy.
- Confirmation that 8 submissions received which relate more to the use for social housing rather than the design of the development.

APPLICANT BRIEFING:

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

- Site suitability investigations with additional testing undertaken and concludes that the site can be made suitable subject to a RAP.
- Solar access to adjoining property to the south. New modelling undertaken. Adjustments made to upper level of proposed building to improve solar access to the building next door.
- Improved access to communal open space.
- Entry lobby arrangements and bin area amended.
- Additional details provided along the northern boundary to more accurately assess impacts.
- Amended gallery /storage area and management plan provided.
- Various other plan improvements and amendments.
- Waste storage relocated to Brunker Rd frontage and traffic management arrangement being applied for.

PANEL COMMENTS:

- The Panel notes that additional information has just been submitted to Council and requires assessment.
- The Panel encourages Council to submit the application to the Local Traffic Committee as a matter of priority.
- The contamination assessment needs to be clear in terms of remediation strategies proposed and that the site is suitable for its intended use. The Panel will need to understand what is there and what is going to happen with it.

The Panel is keen to program the DA for determination in the New Year and requests that the applicant be responsive to anything the Council requires.