

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 18 <sup>th</sup> August 2020
<b>LOCATION</b>	Via teleconference

**BRIEFING MATTER**

**PPSHCC-5 – Newcastle City Council – DA2019/00475**

16 & 18 Victory Pde and 147A Newcastle Rd, Wallsend

Seniors housing (four storey unit development including 223 units and two storey community facility)

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Sandra Hutton and Juliet Grant
<b>APOLOGIES</b>	John MacKenzie and Jason Dunn
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Amy Ryan, Damian Jaeger and Tracey Webb
<b>OTHER</b>	Lisa Foley from the planning panels secretariat

**KEY ISSUES DISCUSSED**

- Application has been lodged under the Seniors Living SEPP.
- Concurrence RFS (100b) and referrals to TfNSW and Mines.
- Possible issues with Section 138/transport on Newcastle Road & Tunnel Lane (road reserve from Newcastle Road) left in left out. Any proposed works need to be considered as part of the assessment.
- Several issues with regards to meeting RFS constraints.
- Panel would like to see the depth of separation and interface along the western boundary and the IN2 zoned land (vegetation and width of the creek)
- Panel has asked for a detailed site analysis and precise cross sections that should include elevations, RL's, setbacks and any retaining walls. Would also like details to sensitive interfaces, setback from interfaces and consideration of how the proposal responds to the landscape character.
- Two clause 4.6 applications have been submitted due inconsistencies with heights. Panel understood that the height defined in LEP applies. However, height designed to finished level should also be considered.
- Panel recommended calculation sheets required to demonstrate extent of variation.
- Application has been presented to the UDCG on several occasions and is scheduled to be heard again on 26<sup>th</sup> August 2020 with the amended plans.

**Planning Panels Secretariat**

- Panel would like to see an Urban Design Context Analysis completed by the applicant regarding height and design. Essentially the criteria in the SEPP is compatibility with surrounding development and the application needs to demonstrate how this is being met.
- Panel queried whether the development has been designed with focus on urban design principles and site analysis.
- Brief conversations on tree retention noting the applicant has not supplied an arborist report.
- Waste solution ideally would be contained onsite (bulk collection on site and management solution).
- Applicants need to supply a detailed SEPP seniors assessment.
- Panel confirmed that all supporting documentation and details must relate to the current proposal and will not consider any previous applications/design.
- Development appears to ignore what is occurring on adjoining land and borrows from amenity of surrounding land.
- Boundary relationship with industrial zoned lands needs to be considered.
- Panel has asked if this application can be reported for determination by the end of 2020.

**TENTATIVE PANEL MEETING DATE:** To be advised