



BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 3 May 2021, 2:30pm and 3:45pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER

PPSHCC-70– Newcastle – DA2021/00071 - 40 King St, Adamstown - Mixed use development

PANEL MEMBERS

IN ATTENDANCE	Penny Holloway (acting Chair), John Brockhoff, Heather Warton and Peta Winney-Baartz
APOLOGIES	Matthew Byrne
DECLARATIONS OF INTEREST	Alison McCabe
CONFLICT OF DUTIES	Juliet Grant, Sandra Hutton and John MacKenzie (excluded by Operational Procedures as participated in the Panel that determined the SCC application)

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Amanda Gale, Amy Ryan and Tracey Webb
DEPARTMENT	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Zoning and ownership – Panel discussed viability of RE2 Private Recreation land post development
- Site Compatibility Certificate (SCC) issued in 2020 identified the developable area of the site
- Details and layout of proposed development
- Urban Design Review advice – largely supportive of design changes addressing privacy and safety, with recommendations for retainment of trees
- Effect of topography and tree cover on visual impact of a building of this height
- Engineering has identified internal traffic paths as a potential issue
- Waiting on applicant responses to CN requests for information on stormwater management, waste management and detailed response to submissions received
- Location of asset protection zone with respect to existing vegetation for retention
- Shuttle bus to facilities will be provided, to meet requirements of Senior Living SEPP
- Assessment to address impacts of development upon local infrastructure and services
- Council to determine if RAP will be required
- Development application is outside identified growth corridors: strategic planners have provided comments

- Implications of site zoning and size of developable area compared to site in respect to floor space ratio calculations
- Separate DA for demolition of maintenance shed existing on site – for determination by Council; 34 submissions received so will be determined by elected Council, possibly in July or August.
- Six submissions received in exhibition period for this development; 145 received outside of notification period; most submissions are in support.
- Panel requested clarification of height and visual impact having due consideration to the SCC
- Panel requests that assessment report addresses height, visual impact, traffic movement on site, impact of development on local traffic and infrastructure, and requirements of Senior Living SEPP
- Discussed impact of Ausgrid and TransGrid electricity lines on development – requirements of agencies and visual impact

TENTATIVE PANEL MEETING DATE: Unknown