

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 4 August 2021, 2pm and 3:05pm
LOCATION	Via MS Teams Videoconference

BRIEFING MATTER

PPSHCC-77 – Cessnock – 8/2021/21158 - 97 Kesterton Rise, North Rothbury - Huntlee Seniors Housing Development - Construction of Seniors Housing Development Providing 205 Self-Contained Dwellings and Associated Recreational Facilities, Roads, Stormwater Infrastructure, Landscaping, Signage and a Caravan Parking Area

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton, Juliet Grant, Bob Pynsent and Anne Sander
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Richard Forbes, Julia Ryl and Janine Maher
DEPARTMENT STAFF	Leanne Harris, Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- History and background to the Huntlee development and previous Part 3A concept approval which established the precinct and structure of the site.
- Description of the proposed development and confirmation that the application has been made under the SEPP Seniors Housing.
- Staging of the development and Council's concerns about needing clarity over when things will be delivered in each stage (eg community facilities, road construction, servicing, landscaping and the like). Council have issued an RFI for these details and this is still outstanding.
- External referrals have been undertaken (TfNSW, RFS) however amended plans will require re-referral.
- The land being zoned B4 and seniors housing being permissible without the need for a site compatibility certificate.
- No submissions received in first round of notification however re-notification of amended plans will be required.

PANEL COMMENTS

- The Panel wants to clearly understand the site context and interface with the surrounding lands:
 - o west – open space

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

- o north – open space/B4
- o south – open space/waterway (south-east – B4)

An amended Plan will be required to demonstrate all interfaces and relationships including detailed cross sections and boundary impacts and location of any retaining walls and fencing.

- The Panel need to clearly understand the statutory and strategic framework that applies to the site. The DA must be assessed for compliance against the concept approval, historical approvals /amendments and statement of commitments.
- The existing VPA needs to be explained and how this relates to the timing and provision of open space, roadworks, footpaths and the like and how it relates to this DA.
- There are questions in terms of inconsistencies in the plans and reliance on adjoining land:
 - o Buffers / APZs to deal with bushfire (north, east and south of the site)
 - o Batters not on the development site but the adjoining Huntlee land – these need to be included in the application
 - o Location of sediment basins

The assessment needs to clearly set out what this DA needs in place for it to progress.

- The status of and compliance with the biodiversity certification under the Part 3A approval needs to be explained.
- The plans contain a reference to a future public road network. The Panel needs to understand the status of this, how it relates to the proposed development and what needs to be in place beyond the site boundaries before each stage can occur.
- The Panel considers that access to the commercial area (Coles/chemist/medical centre) is a fundamental matter for the DA. The plans indicate reliance on a footpath but this is also on land not included in the application and works ‘by others’. It is noted that the application proposes a community bus arrangement however the Panel considers proper accessibility, including direct pedestrian access to facilities, to be a key area that requires more detail and a fundamental consideration given the site’s location.
- The Panel will require written confirmation as to the availability and capacity of water and sewer servicing in accordance with the SEPP requirements.
- The Council is to ensure that all applicable draft SEPPs and EIEs are considered, including Housing, Remediation, Design and Place.
- Density of the site was noted and notwithstanding the SEPP / B4 zoning requirements, the Panel will seek to ensure that there is sufficient open space, tree planting and landscaping to ensure that the proposal is compatible with the surrounding area.

As the application was lodged in March 2021 the Panel expect the applicant to be responsive to the Council’s request for additional information. To keep the matter progressing and in light of the issues raised above, the Panel will seek a further Applicant / Council briefing. The next briefing is to take place in early September 2021.

TENTATIVE DETERMINATION DATE: TO BE DETERMINED BEFORE END OF 2021