



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 8 September 2021, 9:30am and 11:25am
LOCATION	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), Juliet Grant, Sandra Hutton, Bob Pynsent and Anne Sander
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Julia Ryl, Richard Forbes and Janine Maher
DEPARTMENT STAFF	Leanne Harris, Carolyn Hunt and Lisa Foley
APPLICANT REPRESENTATIVES FROM 10AM	David Kettle, Michael Carnell, William Singer, Nick Caudry, Scott Pelchen, Damon Douglas and Paul Hamilton

KEY ISSUES DISCUSSED - Council discussion – 9:30am to 10am

- Progress since last briefing, including request for additional information and applicant provision of some of the requested information.
- Some changes have been made to the development application to address boundary interfaces and integrated civil/road construction.
- Subdivision certificate has been issued.
- VPA from 2013 approval – history, changes and requirements are to be clarified to determine the terms of the VPA, identifying what is required and timing. Clarification required in regard to the location of the western site boundary and land to be dedicated to Council. The VPA may need to be amended to provide consistency with modification approvals.

KEY ISSUES DISCUSSED – applicant discussion – 10am to 11:25am

- Changes to application proposed in response to Panel briefing record.
- Facilities available to residents at each stage, including a temporary community facility in Villa 17.

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- Panel will require cross-sections to demonstrate streetscape and boundary interfaces - eg, height of proposed retaining walls, fences, etc.
- Road network layout and ability of service vehicles accessing the site (ie. garbage trucks).
- Clarification that road network has been designed to accommodate Council waste removal services.
- Detention basin on land to be dedicated to Council – will service larger area of subdivision.
- Setbacks and building separation.
- VPA requirements to be identified, with consideration in particular, of the open space interface. Amendments to VPA may be required.
- Consistency with concept approval to be referenced in assessment report.
- Pedestrian linkages to the town centre are critical given the proximity of the site to the town centre. The Panel requested that the applicant explore further how and when the pedestrian linkage across the open space area can be provided. This is to include details of the actual work required.
- The Panel requires certainty about what they are being requested to approve.
- Connection to surrounding proposed development, including likely timeframe for completion, site linkages and accessibility.
- The Panel flagged that an additional applicant briefing might be requested, if recommended by Council.
- The Panel requires that all outstanding issues are resolved prior to reporting the matter - specifically the VPA/landscape interface and accessibility and linkages to town centre.

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