

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 November 2021, 2pm and 2:35pm
LOCATION	Via 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 and Sandra Hutton
APOLOGIES	Bob Pynsent and Anne Sander
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

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

KEY ISSUES DISCUSSED

- The earlier Panel meeting with the applicant was beneficial
- An amended package of plans and documents was lodged late October. Plans are considered to be significantly improved.
- Council Officers have liaised with Strategic Planning and have a better understanding of the Huntlee VPA. The VPA is required to be amended as a result of a recent modification to the concept approval.
- The boundary of the site is being adjusted to ensure that battering of earthworks is wholly within the development site and owner's consent has been provided for this. The adjustment of the boundary is related to the VPA and Council needs to consider the timing of the VPA amendment in relation to the DA.
- The proposal now includes a pathway to the commercial area and it is proposed to be provided in conjunction with phase 3 (29 units). This would need to be conditioned to be definitive.
- Council noted that a community bus would be required from phase 1 onwards and be conditioned accordingly.
- The DA has now been designed to use Council for waste collection and this being considered and assessed by Council.
- The DA will be exhibited from 17 Nov to 15 December and will need to be rereferred for further comment.

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- The plans show improved outcomes with the interface with the north eastern corner with reduced retaining and better street presentation to the south east.
- The Panel will need to understand Council's position in relation to the amended VPA as it relates to this DA and the Council will need to obtain advice regarding the timing of the VPA/ DA determination so that correct processes are followed.
- The Council assessment needs to review the conditions under the Part 3A approval and ensure consistency with these.

TENTATIVE DETERMINATION DATE SCHEDULED FOR FEBRUARY 2022

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