

**HCC PC5 HEARING**  
**Day 3 - 29<sup>th</sup> September 2022**

David Hill (Chair), Ewan Wilson, Vicki Morrison-Shaw, Nigel Mark-Brown

9.00am

D Hill

**SUBMITTER**

**Northview Capital & Jones Land & Peacocke South**

9.01am

Renee Tollemache (Planning)

9.03pm

V Morrison Shaw            where is the consented area, blue or red  
any consents for the 100 block

D McKenzie

9.04am

Don McKenzie (Traffic/Transportation)

9.09am

D Hill                            need to be anything else in plan

D McKenzie

9.10am

V Morrison Shaw            development underway for the blue, Hall Road

D McKenzie

9.14am

D Hill                            what is Aurora site

D McKenzie

9.19am

**QUESTIONS**

N Mark Brown                provisions adequate for your concerns, added detail  
sufficient framework to achieve that

D McKenzie

9.20am

D Hill                            Peacocke south HNI, concern, clients land a fair whack

9.21am

Renee Tollemache

9.30am

D Hill                            land price for compensation

Renee Tollemache

9.32am BREAK  
9.50am RESUMED

Woolworths

9.51am  
Allison Arthur-Young (Legal)

10.17am  
QUESTIONS

V Morrison Shaw any consent currently for property  
Adair not have agreement with supermarket operator  
Woolworth not take issue with GFA, two supermarkets  
extending zone, transferring to include Woolworths land  
copy of the case you mention, any agreement with landowners and supermarkets  
Council evidence alignment with Adares, undermine your argument

Allison Arthur-Young

10.25am  
D Hill if accept your argument, what part of Adares evidence we set aside  
retail marketing economics, urban design set to one side, no need for roading set to one side  
Mr Anderson on commercial  
how treat Dr MaKgill

Allison Arthur-Young

10.33am  
V Morrison Shaw High Court case Dr MaKgill, what is your submission  
Allison Arthur-Young

10.36am  
Daniel Shao (Corporate)

10.40am  
D Hill Dr MaKgill told us land purchased after PC5 was notified, purchase negotiations  
Daniel Shao

E Wilson confirming completed transaction 2 months after PC5 notified  
Daniel Shao

10.42am  
V Morrison Shaw was it unconditional  
Daniel Shao

10.48am  
N Mark Brown 5.2B supermarket, difficult to put one on Adare land, what constraints  
more difficult than not possible

Daniel Shao

10.50am  
E Wilson 3.2, site purchased Peacocke structure plan, post notification 2 months before purchase, operate in commercial zone  
site Woolworths own, better understanding, scale of size supermarket portion of 1.7  
concern of other parties, plans

D Hill Mr Brown tell us what restrictions, exceed it

10.54am  
Mr P Brown  
Daniel Shao

10.57am  
E Wilson plan for balance of land, rest to housing  
Daniel Shao

10.59am  
L Muldowney

11.00am  
D Hill not apply a simple multiplier, 2:1 ratio  
Daniel Shao

11.01am  
Richard Knott (Urban Design)

11.09am  
D Hill not possible to design out, service chaos  
Richard Knott

11.14am  
V Morrison Shaw Peacocke Road barrier, weather, raining more of a barrier  
Richard Knott

11.17am  
D Hill better definition of consumer behaviour, nothing liable, speculative  
Richard Knott

11.18am  
D Hill intersection has to work because of school  
Richard Knott

11.20am  
V Morrison Shaw support for supermarket, well functioning integrated centre, if it wasn't there, just a supermarket  
Richard Knott

11.22am  
D Hill why is that, predominately used by those who know it, visibility requirement  
more architectural than functional  
Richard Knott

11.29am

V Morrison Shaw short fall Adare design than existing Rototuna  
Richard Knott

11.31am

V Morrison Shaw school, provide support to local centre, examples where that has happened  
Richard Knott

11.33am

D Hill in event we don't go with Woolworth, medium residential appropriate, IHO  
Richard Knott

11.34am

N Mark Brown local centre concept, eastern side Peacocke, supermarket, frontages  
Richard Knott

11.36am

**BREAK**

11.44am

**RESUMED**

John Sofo (Urban Design)

11.55am

**NO QUESTIONS**

Don McKenzie (Traffic/Transportation)

12.04pm

V Morrison Shaw needs of supermarket, outside time pedestrians using supermarket, deliveries  
Don McKenzie

12.06pm

Daniel Shao

12.07pm

D Hill peak design vehicles, expectations for Peacocke Road  
north, southern links

Don McKenzie

12.12pm

Tim Heath (Economic)

12.22pm

V Morrison Shaw 4,000 or 4,500  
Tim Heath

12.31pm

**NO QUESTIONS**

D Hill

12.32pm  
Philip Brown (Planning)

12.43pm  
Allison Arthur-Young

12.43pm LUNCH BREAK  
1.19pm RESUMED

Re-call Tim Heath

1.20pm  
D Hill where exactly is your evidence heading, not where your figures take us  
what you want us to understand  
same supermarket could be on same size, same offers other side of road  
define higher level, why more sales on west than east, assumption  
refer summary statement to Mr Akehurst, difference

Tim Heath  
Allison Arthur-Young  
1.30pm  
L Muldowney  
Tim Heath  
Allison Arthur-Young  
D Hill

1.35pm  
Philip Brown continues

1.40pm  
QUESTIONS  
E Wilson that's not the case, it's different, opposite a local centre  
Philip Brown

1.41pm  
N Mark Brown additional land included central zone, overall reduced  
discretionary, residential  
Philip Brown

1.42pm  
Ben (& Rachel) Inger Refers to PowerPoint

1.49pm  
D Hill currently in stage E  
Ben Inger  
D Hill full width on your property  
Ben Inger

1.52pm  
D Hill how do we resolve it, passing responsibility to Council  
Ben Inger

D Hill any role for landowners, relaxed about Council responsibility  
panel is solely experts, landowners not part of that, keep track of Peacocks

Ben Inger

1.55pm

Andrea Graves (& Alan Pearson)

PowerPoint

2.12pm

D Hill discussion about map

Andrea Graves

Alan Pearson

2.15pm

D Hill

Alan Pearson

2.17pm

QUESTIONS

V Morrison Shaw DOC evidence, measures proposed, one we should adopt

Andrea Graves

2.18pm

D Hill what do you really want

Andrea Graves

2.19pm

Dan (& Sarah) Franicevic

2.30pm

QUESTIONS

D Hill yes we have heard you, we cannot remedy that

Dan Franicevic

2.34pm

D Hill

2.36pm

TEAMS SESSION - AJ & HC Koppens

D Hill

Hamish Anderson

2.39pm

M & M Shaw

D Hill

Julian Dawson (Legal) & James Hook (Planning)

2.52pm

QUESTIONS

D Hill small proposition

Julian Dawson

2.53pm

V Morrison Shaw  
Julian Dawson

2,3 options, address issue, no scope how do we have scope interim decision, linkage

2.55pm

James Hook

3.01pm

D Hill

justification for 10% of land area, clear in 10 years  
not privy to 9, clear map that illustrates overlap of property  
superimpose figure 1 on top of 4, send us SNAs, bat habitat

James Hook

3.05pm

James Hook

continues

3.08pm

V Morrison Shaw  
James Hook

previously held consent, lapsed, another before sub-divided

D Hill

whether feasible proposition

3.09pm

M Shaw  
D Hill

3.10pm

L Muldowney  
D Hill

3.12pm

ADJOURNED