

## Record of Kick-Off Briefing Meeting Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-103 – DA/2899/2021 - 72 Wilsons Rd, Mount Hutton
<b>APPLICANT / OWNER</b>	WPP Group Oak Tree Group
<b>APPLICATION TYPE</b>	DA (with associated Clause 4.6 variation request for Height)
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7 of the SRD SEPP: General development over \$30 million
<b>KEY SEPP/LEP</b>	BASIX SEPP, Seniors Housing SEPP, Infrastructure SEPP, Koala Habitat Protection SEPP 2021, SEPP 55, SEPP 65, State and Regional Development SEPP, Vegetation in Non-Rural Areas SEPP, Lake Macquarie LEP 2014
<b>CIV</b>	\$ 33,755,143 (excluding GST)
<b>MEETING DATE</b>	8 December 2021

### ATTENDEES

<b>APPLICANT</b>	<ul style="list-style-type: none"> <li>• Melissa Luck (Oaktree Group), National Manager New Projects</li> <li>• Joel Chamberlain (CKDS), Architect</li> <li>• Christina Goodman (CKDS), Architect</li> <li>• Anthony Williams (WPP) Planner</li> </ul>
<b>PANEL CHAIR</b>	Alison McCabe
<b>COUNCIL OFFICER</b>	Leena Sebastian
<b>CASE MANAGER</b>	Leanne Harris
<b>RSDA TEAM</b>	Carolyn Hunt and Lisa Foley

### OTHER ATTENDEES

<b>PANEL MEMBERS</b>	Juliet Grant, Stephen Leathley and Roberta Ryan
<b>COUNCIL STAFF</b>	Amy Regado

## ISSUES LIST

Council is yet to undertake a full assessment of the application. Accordingly, this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore further comments will not be limited to the detail contained below.

- Introductions
- Applicant summary
  - Overview of Oaktree Group
  - Good process with Council to date – consultative
  - Site is adjacent to key services (medical, banking, retail precinct) – Mt Hutton Town Centre
  - Split zone – aligns with flood event, Development on the B2 – stormwater on RE1 land
  - 72 ILUs – part 3 part 4 storey and 3 commercial tenancies
  - 97 parking spaces – split between commercial and residences
  - Clause 4.6 lodged for height variations
  - Substantial no. of trees to be retained
  - Overview of design principle and elevations, landscaping, communal open space
  - Pre DA meeting + Design Review Panel twice – supportive to date
- Council Summary
  - Flood planning PMF
  - Acquisition of RE1 still to be resolved
  - Activation of Wilsons Rd – design review panel are supportive of the approach
  - Shared path to reserve
  - CPTED over reserve

## KEY ISSUES IDENTIFIED FOR CONSIDERATION

- B2 – no FSR but height limit – under 10% variation (6.9%) for 4.6 variation – minor parts of the building only.
- Lodged under the LEP not the SEPP – benchmark against the SEPP.
- Interface between site and the Tavern and its operation (1am closing time) – how this will be managed – separation, fences, noise barriers etc and any limitations on the Tavern consent.
- Requirements of the acoustic report i.e. requirements for certain fence treatments and/or height need to be clarified.
- Use of commercial spaces and how conflict with residences will be managed
- Bus stop access and driveway entrances.
- The use of B2 zoned land in this locality and how this fits with Council's strategic plans
- RE1 and resolution of acquisition.
- The Panel will need to understand specifically what is proposed in RE1 and permissibility – i.e. what if any parts of the development encroach into the RE1 zoned land.
- The DA / assessment needs to be very specific about where the development starts and stops and the interface between the site and the RE1 land, including detailed sections.

## **REFERRALS REQUIRED**

### External

Ausgrid – comments received.

NRAR – under assessment

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

Notified 11/11/2021 to 2/12/2021 – no submissions

DA LODGED: 8/11/2021

**RFI SUBMISSION DATE** – Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued.

**TENTATIVE PANEL BRIEFING DATE: March 2022**

**TENTATIVE PANEL DETERMINATION DATE: 4 May 2022**