

Record of Kick-Off Briefing Meeting

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-114 – Newcastle – DA2021/01556 24 Kokera Street, Wallsend
APPLICANT / OWNER	Gyde Consulting/The Trust Company Australia
APPLICATION TYPE	DA - Centre based childcare facility and retail premises - includes business identification signage
REGIONALLY SIGNIFICANT CRITERIA	Clause 5(b), Schedule 7 of the SRD SEPP: childcare centre
KEY SEPP/LEP	Education Establishments and Child Care Facilities SEPP; SEPP 55; SEPP 64; Vegetation in Non-Rural Areas SEPP; Newcastle LEP 2012
CIV	\$ 8,038,396.00 (excluding GST)
MEETING DATE	2 February 2022

ATTENDEES

APPLICANT	Rachael Petherbridge
PANEL CHAIR	Alison McCabe
COUNCIL OFFICER	Damian Jaeger, Amy Ryan, Priscilla Emmett, Rajnesh Prakash, Tracey Webb
CASE MANAGER	Leanne Harris
RSDA TEAM	Lisa Foley, Carolyn Hunt, Jeremy Martin

OTHER ATTENDEES

PANEL	Sandra Hutton, Stephen Leathley
APPLICANT TEAM	David Rose (DWP) Afifah Intanjudin (DWP) Jesal Sundarjee (Haben) Layne O'Neill (Haben) Gerd Deiter (Royal HaskoningDHV) Mark Schofield (GYDE Consulting) Rachael Petherbridge (GYDE Consulting)

ISSUES LIST

- Introduction
- Applicant introduced proposal
 - Overview of site provided, including site context, relevant public domain masterplan
 - Site constraints include flooding, location of existing sewer drainage easement through the site and existing driveways for shopping centre
 - Site Flood Mitigation outlined, including modelled peak water levels indicating first floor level 1.38 and 0.94m above the 1%AEP. Model assumptions have been based on existing works, with proposed future works having the potential to reduce flood impacts
 - Compliance with DCP requirements for FSR, height of buildings and carparking
 - Compliance with B2 Local Centre land zoning and relevant SEPPs
 - Access via Bunn St which will access the proposed parking area and the loading/unloading for shopping centre, with the turning facilities for shopping centre being maintained
 - Buildings' design has taken into consideration the location of 6m sewer easement, with linking bridge between buildings at podium level
 - Carparking (proposed 68) is at ground level to minimise flood impact and removes Tyrrell Street driveway
 - Landscaping on street frontages, replacing existing inappropriate species. Dynamic screen fence to soften and articulate street fronts, with larger trees and lower plantings proposed
 - Upper level provides a refuge area for up to 160 people, with lift and stair access and water/sanitary amenities.
 - Similar materials are proposed for both building elevations
 - Operational PoM provided identifying hours of operation as 7.00am-6.00pm Mon-Fri, 50 weeks per year
- Council summary
 - Assessment ongoing, including the engineering assessment for flooding
 - 6 Submissions – issues relating to traffic and parking, heavy vehicle movements from Bunn St, access to loading dock, lighting and acoustics, amenity
 - Referral to be sent to Urban Design
 - Orientation of Childcare centre towards the western sun is being considered
 - Operational hours – acknowledged and any potential noise impacts to be assessed
 - Site contamination to be further considered
 - Traffic and Parking operational considerations to be investigated in relation to shared access for childcare centre and shopping centre loading dock
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider drafting their recommendation.
- The application is yet to be considered by the Hunter and Central Coast Planning Panel and therefore future comment will not be limited to the detail contained within this record.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Flooding impact, proposed mitigation and operational management
- Traffic and car parking – interaction between childcare (incl. staff), customers for retail centre and heavy vehicles
- Building Design – architectural treatment relative to the identification of pedestrian entrances to buildings
- Streetscape in relation to building setback and landscaping
- Social impact assessment
- Investigate the “Community Garden” and whether it relevant to any previous consent conditions

KEY REFERRALS REQUIRED

- Engineering
- Urban Design

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- traffic and parking
- heavy vehicle movements from Bunn St
- access to loading dock
- lighting and acoustics
- amenity

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued.

Briefing started at 10.00am, concluded at 11.34pm

TENTATIVE PANEL SITE VISIT & BRIEFING DATE – April 2022

TENTATIVE PANEL DETERMINATION DATE – TBC

POST BRIEFING DECLARATION: Alison McCabe discovered after the kick-off that the property owners are clients of her company, SJB, in relation to another site. While Ms McCabe had no involvement with the development application before the Panel and has done no work for the property owner, she declared a conflict of interest in accordance with the Code of Conduct and will have no further participation in the consideration or determination of this matter.