

RSDA Kick-Off Briefing Agenda

Hunter Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-116 – Maitland – DA/2021/1702 20 Heritage Drive, Chisholm
APPLICANT / OWNER	Emily Han on behalf of Chisholm SC Pty Ltd, The Trustee for Chisholm SC Investment Trust
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development) 2011, Schedule 5, Clause 2
KEY SEPP/LEP	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Education Establishment and Child Care Facilities) 2017 Maitland Local Environmental Plan 2011
CIV	\$32,955,000.00 (excluding GST)
BRIEFING DATE	9 February 2022

ATTENDEES

APPLICANT	Emily Han, Senior Development Manager, Revelop Anthony El-Hazouri, Director, Revelop Stephen Blaxland, Architect, BN Architect Naomi Ryan, Town Planner, Urbis Christophe Charkos, Urbis
PANEL	Alison McCabe (Chair), Juliet Grant, Sandra Hutton
COUNCIL	Brian Gibson (Principal Planner), Kristy Cousins (Coordinator Planning & Development), Marc Hope (Cadet Planner)
PLANNING PANELS SECRETARIAT	Alexandra Hafner, Lisa Foley, Sharon Edwards

DA LODGED: 12 January 2022

RFI SUBMISSION DATE 15 March 2022

TENTATIVE PANEL BRIEFING DATE 6 April 2022

TENTATIVE PANEL DETERMINATION DATE 11 August 2022

ITEMS DISCUSSED

- Introductions
- Applicant summary
 - The proposal seeks consent for a one to two storey mixed use retail/commercial development with basement level parking and the following land uses: a supermarket, retail premises, indoor recreation facilities, food and drink premises, childcare centre and medical centre.
 - Pre-lodgement meetings held on 17 June and 12 August 2021 with comments responded to in the accompanying SEE.
 - Site is also subject to DA/2021/1702 for a retail centre lodged on 12 January 2022 and residential subdivision DA lodged on 3 February 2022.
 - Proposal focuses on ecologically sustainable development with electric vehicle parking spaces, solar panels, rainwater tanks and NABERS.
 - Specialist reports include landscape plans, traffic impact assessment, acoustics, waste management and economic impact assessments.
 - Details of proposal and floor plan.
 - Eastern portion of site surplus to existing needs of the site and may be subject to future DA.
- Council summary
 - Proposed development fits the context of the Urban Release Area.
 - Exhibition concludes on 23 February 2022. Nil submissions received to date.
 - Height controls for the B1 zone in the DCP, FSR provisions under the MLEP.
- Future site inspection to be scheduled, followed by future applicant briefing.
- 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 in order to draft their recommendation.
- The application is yet to be considered by the Hunter and Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED BY PANEL FOR CONSIDERATION

- Proposed tavern and liquor store –social analysis required for licensed premises.
- Road dedication as part of subdivision application under adjoining R1 zone. Confirmation this is to be dedicated as public road, otherwise access and permissibility required consideration under subject application.
- Detailed cross sections at R1 and B1 interface.
- Future use of existing pad, including parking and access.
- Base building of proposed gym and interaction at pedestrian scale.

REFERRALS

Internal

- Engineering, building, environmental health, urban design, strategic planning, recreation planning, Environmental Officer, Development Contributions, Waste, Assets & Infrastructure/Traffic

External

- NSW RFS (Integrated Development)
- Ausgrid and TfNSW (iSEPP).
- Mindaribba LALC (MLEP2011).
- NSW Police (advisory)