

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-117 – DA 16-2021-1137-1 - 58 Gan Gan Road, Anna Bay
APPLICANT / OWNER	Perception Planning / Sandcastle One Pty Ltd
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 6, Schedule 7 of the SRD SEPP: eco tourist facility
KEY SEPP/LEP	Infrastructure SEPP, Koala Habitat Protection SEPP 2020, SEPP 55, Coastal Management SEPP, Port Stephens LEP 20134
CIV	\$10,487,133 (excluding GST)
BRIEFING DATE	16 February 2022

ATTENDEES

APPLICANT	Jenny Tattam (Perception Planning - presenting) Erin Daniel (Perception Planning) Charles Tang (Architect) Wilson Hu (Landowner) Christine Lowe (Landowner)
PANEL	Alison McCabe (Chair) Juliet Grant Sandra Hutton Ryan Palmer Giacomo Arnott
COUNCIL OFFICER	Emily Allen Ryan Falkenmire
CASE MANAGER	Leanne Harris

DA LODGED: 25/1/2022

RFI SUBMISSION: TBA

TENTATIVE PANEL BRIEFING DATE: 1/6/2022

TENTATIVE PANEL DETERMINATION DATE: 3/8/2022

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 Planning Panel and therefore future comment will not be limited to the detail contained within this record of briefing.

COUNCIL SUMMARY:

- Development is Integrated (RFS and NPWS) and referrals will be made when payment received.
- Finishes exhibition 25 February.
- Site is zoned RU2, is mapped on the biodiversity values map and is in a Class 4 Acid Sulfate Soils area.
- Application must meet all the requirements of clause 5.13 of Port Stephens LEP to be considered as an eco-tourist facility.
- Pre DA discussions took place.
- A visual impact analysis has been provided.
- DA has been referred to Ausgrid and Hunter Water.
- Internal referrals including ecology and development engineering underway.
- Detailed RFI yet to be issued.
- It is noted that a larger scale DA for 247 units was before a previous Panel – it was withdrawn.

APPLICANT OVERVIEW:

- Site description: 3.7Ha of vacant land, dense vegetation to the north and sand dunes in the south.
- This DA is a revised proposal with a reduced footprint for 98 units.
- The proposal includes a Cultural Centre for Aboriginal performance and arts.
- Requires removal of 0.2Ha of vegetation.
- Reticulated sewer and water are available.
- Visual impact from Birubi Point considered in the design of the proposal.
- DA accompanied by specialist reports including:
 - Aboriginal Cultural Heritage
 - Ecology
 - Coastal Processes
 - Preliminary Site Investigation
 - Bushfire
 - Geotech
 - Traffic and Parking

KEY PANEL ISSUES IDENTIFIED FOR CONSIDERATION

- The Panel is concerned with the site design and site analysis. It is not clear as to what has informed the design approach and how it has been designed to respond to the site conditions and constraints.

- The Panel's view is that eco-tourism is generally designed "to touch the ground lightly". This proposal is quite dense.
- Features of the landform should generally inform site layout rather than hard property boundaries driving design.
- The proposal has an abrupt edge to the sand dunes and visual impacts will need to be carefully considered.
- The Panel will need to see how the proposal specifically complies with the requirements of clause 5.13 of the LEP. This is a threshold matter for consideration and the application needs to provide sufficient documentation to demonstrate how the clause can be satisfied.
- The Panel expect that for a development of this type that consultation with the Local Aboriginal Land Council should be significantly progressed and documented as part of the DA package. Consultation through the ACHR will not be sufficient.
- The principles of avoid and minimise in relation to the existing vegetation need to be considered.
- The Panel understands that a Vegetation Management Plan has not been supplied. For a development of this type the Panel does not support this being conditioned and will want to see this as part of the DA package.
- The Panel want to clearly understand the sand removal / coastal management processes as this will inform suitability of the site for the proposal.
- The Panel are concerned about the potential relationship with the pool and tennis court to the sand management arrangements
- The Panel want to understand the relationship of the site to the frontal dune system.
- Further consideration needs to be given to the architectural theme / design. The current plans lack detail. This needs to include what guiding principles have informed the design.
- The Panel requires detailed cross sections of all boundary interfaces including fencing, landscaping and specifically the sand trap fencing.
- Overall the Panel considers that there are a number of threshold issues that need to be carefully worked through for this proposal. There is an expectation that applications will have a complete package of documentation before lodgement and in this case a number of matters still need to be documented.
- The Panel understands that the Council will issue one detailed RFI and the applicant is expected to respond comprehensively to this in a timely manner
- Future site inspection to be scheduled.