

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-118 – DA1888/2021 - 94 Sparks Road, Hamlyn Terrace
<b>APPLICANT / OWNER</b>	Applicant: Gyde Consulting Owner: Raj & Jai Construction Pty Ltd
<b>APPLICATION TYPE</b>	DA – Residential Flat Building comprising 160 dwellings
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 6 of the Planning Systems SEPP 2021: General development over \$30 million
<b>KEY SEPP/LEP</b>	Resilience and Hazards SEPP, SEPP BASIX 2004, Transport and Infrastructure SEPP, Planning Systems SEPP, Biodiversity and Conservation SEPP, Wyong LEP 2013
<b>CIV</b>	\$ 35,851,680 (excluding GST)
<b>BRIEFING DATE</b>	7 April 2022

### ATTENDEES

<b>APPLICANT</b>	Tina Christy (GYDE Consulting) Rachael Petherbridge (GYDE Consulting) Ben Pomroy (Rothelowman) Brandt Read (Rothelowman) Pratima Desai (Bathla) Vaishnavi Kulpagiri (Bathla)
<b>PANEL MEMBERS</b>	Sandra Hutton (acting Chair), John Brockhoff, Tony Tuxworth and Greg Flynn
<b>COUNCIL OFFICER</b>	Emily Goodworth, Brendan Dee and Tania Halbert
<b>WSP (CONSULTANTS ASSESSING DA)</b>	Debrah Barr and Ellen Shannon
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

WSP will be assessing the application on behalf of Council and are yet to undertake any comprehensive assessment of the application. This record therefore 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 future comment will not be limited to the detail contained within.

**DA LODGED: 25 December 2021**

**RFI SUBMISSION DATE: TBA**

**TENTATIVE PANEL BRIEFING DATE: 15 June 2022**

**TENTATIVE PANEL DETERMINATION DATE: TBA**

**Council Overview:**

- Applicability of SEPP 65 still be resolved
- The proposal represents a very different development in this locality
- Previous approval on the site for small lot housing and subdivision. This provided for a large intersection on Sparks Rd being a main collector road, with temporary turning heads to the west. A modification application has been lodged to amalgamate lots and remove the public road and this is running concurrently with this DA.
- Current DA relies on previous DA – modification would have to be successful to support this application and Council are therefore concerned that this DA has been lodged prematurely
- Acoustic fencing / assessment to be considered
- Private driveway proposed which has reduced the required APZ. The DA has been referred to the Rural Fire Service for comment.
- Functionality of the proposed driveway needs to be considered given its multiple proposed uses
- Setbacks to road/s to be considered
- Subdivision to be clarified
- Key issues for consideration include public / private interfaces, location of communal and private open spaces, way finding, landscaping, acoustic and privacy impacts and general urban design principles
- Waste storage areas and collection need to meet Council's requirements
- Boundary interfaces and retaining walls to be clearly documented.

**Applicant Overview:**

- RFB proposal
- Site was subject to a previous DA
- The proposed modification application will create a residue and also includes some civil works associated with it eg – vegetation removal and site preparation works
- 4 apartment buildings, each with a basement
- Private driveway / access road – all collection of waste on the driveway
- Significant site cross fall that has been used in the design of the buildings
- 3 general dwelling types (1, 2 or 3 bedroom)
- The applicant's position is that the proposal is not subject to SEPP 65 (dwellings are only 2 storeys) but designed with the principles of ADG
- Open space arrangements – ground floor or rooftop to each dwelling

**KEY PANEL ISSUES IDENTIFIED FOR CONSIDERATION**

- The Panel need to understand the status of the modification application as this DA is reliant upon it. It is understood that the main collector road is under construction,

however the modification is considered a threshold issue that would need to be determined prior to this DA progressing

- The Panel expects careful consideration of urban design principles. A development of this scale would normally be supported by an urban design report and the Council's DCP is unlikely to provide sufficient guidance.
- The Panel want to ensure that quality landscaped outcomes are achieved. The approach with sunken courtyards may provide a high quantum of landscaping but the Panel expect spaces to be usable
- Temporary detention arrangements need to be understood
- It is noted that car parking is in excess however there is a shortfall in visitor spaces. This is an issue that needs further consideration.
- The Panel notes that the rooftop terraces are in addition to private open space
- Planning for main collector road needs to be considered and how the development responds and accommodates this eg noise, setbacks, landscaping.

The Panel notes that this is a very preliminary overview of the proposal and will be open to further applicant/consultant briefings. The Panel understands that WSP will need to undertake a comprehensive review of the DA and will complete a request for further information with assistance from Council. The applicant should be given one chance to respond in a timely manner

## **REFERRALS REQUIRED**

### Internal

Internal referrals are underway including Urban Design, Waste and Engineering

### External

TfNSW – sidra modelling has been requested

RFS – outstanding