

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 23 June 2022, 9:30 and 10.25am
<b>LOCATION</b>	MS Teams videoconference

### BRIEFING MATTER

PPSHCC-118 – Central Coast – DA1888/2021 – 94 Sparks Road, Hamlyn – four residential flat buildings

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Sandra Hutton, John Brockhoff, Tony Tuxworth and Greg Flynn
<b>APOLOGIES</b>	Greg Flynn
<b>DECLARATIONS OF INTEREST</b>	Juliet Grant

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Ellen Shannon (consultant from WPS) and Emily Goodworth, Tania Halbert
<b>DEPARTMENT STAFF</b>	Leanne Harris, Carolyn Hunt

### KEY ISSUES DISCUSSED

- Council are yet to send an RFI.
- The DA relies on a modification application that is currently not supported and not approved (Council concerned not substantially the same) and applicant has been asked to withdraw the modification application
- Council considers that there are significant merit issues with the current design:
  - Density and scale
  - Non-compliance with the DCP in respect of FSR and setbacks
  - Solar access – 70% of apartments do not achieve minimum requirements
  - Limited internal separation
  - Poor privacy for open space
  - Poor public domain interfaces
  - Poor functionality of communal open space and landscaped areas being sunken and surrounded by car parking

- RFB and therefore not subject to ADG but Council has considered this as a guide. Council has specific requirements in their Medium Density DCP and Panel suggested complying development provisions may also assist.
- Concerns also raise in respect of traffic and car parking with TfNSW concerned about impacts on the broader road network.
- Stormwater, draining and engineering issues not yet resolved
- Inadequate cross sections / RLs
- Development design does not comply with the NCC (bedrooms do not have adequate light, ventilation)

The Panel notes that this is a greenfield area and the Council's controls provide for these types of buildings. Medium density development for this site is consistent with the site specific DCP and would be a good outcome for this locality.

However, the Panel considers that the design of the buildings on the site should be driven from first principle urban design and site analysis which responds to the locality and character, built form and streetscape. This would warrant a complete redesign.

On this basis the Panel recommends the applicant be requested to withdraw the application otherwise the Council should report the matter for determination as soon as practical with the information currently before it.

#### **TENTATIVE DETERMINATION DATE TO BE SCHEDULED**

#### **Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)