

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-124 – DA 2021/2110 - 45 Manning River Drive, Taree
APPLICANT OWNER	SLR Consulting Mid Coast Council
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Council interest
KEY SEPP/LEP	Planning Systems SEPP, Resilience and Hazards SEPP, Industry and Employment SEPP, Transport and Infrastructure SEPP, Greater Taree LEP
CIV	\$ 8,860,000 (excluding GST)
BRIEFING DATE	31 March 2022

ATTENDEES

APPLICANT	Megan Crowhurst (SLR Consulting) Melissa Thomas (SLR Consulting) Matthew Szymula (HSPC) Stephen Kasinski (Peddle Thorp) Robert Spampinato (Public Works Advisory – Project Manager) Megan Thomas (Public Works Advisory – Grant Assurance Program)
PANEL CHAIR	Alison McCabe
PANEL MEMBERS	Juliet Grant, Sandra Hutton and David West
COUNCIL OFFICER	Adam Matlawski, Bruce Moore, Belinda Kennewell, Craig Wilkinson, Liam Bulley and Kieran Woodall
SENIOR PLANNING OFFICER	Carolyn Hunt
PLANNING PANELS SECRETARIAT	Lisa Foley

- Introduction

- Council summary
 - o Site is owned by Council
 - o Late referral to the Planning Panel – request from applicant and subject to internal referrals being received
 - o Additional information requested in mid-November and received on 15/02/22
 - o Key Issues include:
 - Flooding – low velocity flood zone, with building designed above flood level. Evacuation plan required, noting sufficient warning time available.
 - Onsite stormwater management – amended plans to be reviewed
 - Traffic – car parking shortfall and access issues if all sports are operating concurrently. Informal overflow parking area located adjacent to site.
 - o Regional Sporting Facility, utilised by many sports (netball, hockey, cycling)
 - o Proposal is part of a staged construction plan being 3 indoor courts with updates to the facility to be undertaken at later date
 - o Development is permissible within cleared area of RE1 land, with part of the site being zoned environmental C2
 - o Public exhibition is yet to be completed
 - o 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.
 - o 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.

- Applicant introduction of proposal
 - o Funding received by Taree Basketball for expansion of Saxby's Stadium (completion date of June 2023)
 - o Public Works Advisory to manage the project (from design to end of construction)
 - o Not lodged as a Crown application
 - o Site located in sporting precinct off Manning Drive (cycle track, netball courts, hockey etc)
 - o Application part of a number of staged projects for the site (future staging linked to funding availability)
 - o Sporting venue is of regional significant for basketball and futsal

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Stormwater and water quality to be considered in the assessment report, with above ground solutions to be documented and included in amended site and elevation plans
- Flooding – detailed flood evacuation plan required, which identifies the available warning time and flood velocity
- Adequacy of parking arrangements and potential for off-site impacts
- Detailed Site Operational Management Plan for Regional Sporting Facility to be provided that is supported by a detailed analysis and confirms how all facilities will operate, provision of adequate parking, frequency of requirement for overflow parking and impact assessment on local traffic network
- Timing of future support facilities and confirmation that the proposed development can operate without these facilities

REFERRALS REQUIRED

Internal

Responses provided

External

- TfNSW – response received
- Essential Energy – additional information requested – proximity of infrastructure to development

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition closes on 04/04/22. No submissions to date

DA LODGED: 11 October 2021

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

TENTATIVE PANEL BRIEFING DATE – early-mid May 2022

TENTATIVE PANEL DETERMINATION DATE – mid/late June 2022