

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-126 – MA2022/00070 - 150 & 156 Lake Rd, Elmore Vale
<b>APPLICANT / OWNER</b>	Barr Property and Planning Pty Ltd / Westone Living Pty Limited
<b>APPLICATION TYPE</b>	Modification application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	An amendment to a condition of development consent recommended in the council assessment report but which was amended by the Panel
<b>KEY SEPP/LEP</b>	Newcastle LEP 2012
<b>CIV</b>	\$230,250 (excluding GST)
<b>BRIEFING DATE</b>	20 April 2022

### ATTENDEES

<b>APPLICANT</b>	Rebecca Johnson and Samuel Liu, Barr Property and Planning, Leonie Lewis
<b>PANEL</b>	Alison McCabe (Chair), Peta Winney-Baartz and Juliet Grant
<b>APOLOGIES</b>	Sandra Hutton and John Mackenzie
<b>COUNCIL OFFICER</b>	Damian Jaeger and Olivia Magrath
<b>CASE MANAGER</b>	Leanne Harris

**DA LODGED: 15 March 2022**

**TENTATIVE PANEL BRIEFING DATE: TBA if required**

**TENTATIVE PANEL DETERMINATION DATE: 14<sup>th</sup> July 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 & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

## **COUNCIL:**

- This is the second modification for this site
- Panel imposed a specific condition that this application now seeks to delete
- Applicant's position is that the existing communal open space is sufficient and exceeds the DCP requirements
- Notified and no submissions
- Development currently under construction and largely complete.

## **APPLICANT:**

- Overview of site and context and history of the DA
- R2 low density zone
- One additional dwelling proposed – previous modification allowed for an increase of 9 dwellings
- 150 and 150A Lake Road immediately adjacent to this site has been approved for multi-unit development (4 units). This has changed since the previous Panel considered the first modification.
- This modification is for an additional single story dwelling – previous modification was seeking approval for a 2 storey dwelling
- Previous Panel decision related to privacy and amenity issues as well as diminishing open space.
- The site of the proposed dwelling offers limited amenity for open space, being 'boxed in', small, not suitable for active exercise, difficulties with casual surveillance
- Focus on communal open space at the rear given the high amenity (tramway and cycleway)

## **KEY ISSUES IDENTIFIED BY PANEL FOR CONSIDERATION**

- The Panel will need a clear understanding of the original assessment report recommendations and background as well the reasons that the previous Panel gave in making its determination.
- Landscape plan shows 4 trees along boundary where house 9 is proposed – does this modification require the removal of these trees or have they been removed previously?
- How much communal open space is on site? Compliance with the Council's numerical requirements is one matter but also the functionality, location and useability needs to be considered. The Panel notes that there is no communal open space on this part of the site, being all concentrated at the rear.
- Original approval did not have a unit in this location
- Under this proposal 280 square metres of open space is being lost. The Panel will consider whether amenity and open space is being delivered on the site and how the 280 square metres contributed to this.
- Council need to confirm that Unit 8 retains its full complement of front / private open space

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

Exhibition dates: 28 March 2022 to 11 April 2022 – no submissions received.