

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-127 – DA2022/0214- 40-80 Chapmans Road, Tuncurry
APPLICANT / OWNER	Applicant: Land Dynamics on behalf of Allam Homes Pty Ltd Owner: Mid-Coast Council
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 3(b), Schedule 6 of the Planning Systems SEPP: Council is a landowner
KEY SEPP/LEP	Housing SEPP, Biodiversity & Conservation SEPP, Transport and Infrastructure SEPP, Resilience & Hazards SEPP, Great Lakes LEP 2014 and Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021;
CIV	\$6,508,516 (excluding GST)
BRIEFING DATE	4 May 2022

ATTENDEES

APPLICANT	Susan Blake, Adrian Arnaudon, Michael Hay and Mark Cerone
PANEL CHAIR	Sandra Hutton (Acting Chair), Juliet Grant, David West and Alan Tickle
COUNCIL OFFICER	Adam Matlawski, Ryan Fenning, Bruce Moore, Kieran Woodall, Belinda Kennewell, Prue Tucker, Mathew Bell
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Carolyn Hunt and Lisa Foley

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 issue an RFI or 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: 21 March 2022

TENTATIVE PANEL BRIEFING DATE: late July 2022

TENTATIVE PANEL DETERMINATION DATE: October 2022

Applicant Overview

- Overview of the site provided, noting that Allam have now acquired the site from Council
- Site was previously rezoned – the majority is zoned R2 with a small portion of C2
- MHE with 88 sites proposed, targeted for over 55s, gated, with on-site communal facilities - adaptable spaces various uses eg social, medical etc
- Allam have been communicating with the adjoining owner to the rear regarding connectivity, access and servicing
- Proposal recognises the future collector road. A small portion to be built with this DA
- individual dwellings to be approved separately as future applications to Council – will present as traditional homes (slab on ground, mix of architectural styles)
- Proposal relies on previous consents for bulk earthworks for biodiversity, contamination and flooding.
- No specific traffic impact assessment undertaken – relies on work undertaken in 2014 in conjunction with the rezoning of the land.
- 7.11 contributions being collected for various road upgrade improvement works
- Stormwater, flooding and bushfire reports provided
- DA proposes a s.82 submission under the Local Government Act to enable construction of the houses on site, plus other variations to setbacks
- Design incorporates CPTED principles
- Applicant considers social and economic impacts will be positive
- Allum to hold their own community discussion session at Tuncurry Golf Club

Council Overview

Council in very early stages of preliminary assessment with internal and external referrals and public exhibition in progress.

High level issues currently identified include:

- Inconsistencies and variations between the submitted plans and SEE eg status of the community building and whether it forms part of the application and setbacks from street frontages (10m or 6m)
- Council's understands that the DPE position in relation to the question of whether the homes can be constructed on site needs to be considered prior to a determination being made. Council will run a parallel process to deal with this aspect so that the Panel can fully informed and consider all impacts
- Additional information will be required in relation to the water management reports
- Council will need to undertake a thorough review of the previous consents to determine a position and certainty in relation to the biodiversity impacts and whether these have been completely addressed

- Information supplied in relation to contamination is preliminary only. Given the former uses of parts of the site additional information and reporting is likely to be required.
- Traffic and engineering is still being assessed (eg impacts on the intersection with Lakes Way / Chapman Rd and whether this is required for this DA) This may trigger a referral to TfNSW
- Stormwater strategy shows works on adjoining land. All work needs to be relocated to within the lot boundary which may impact the design

The Council will issue a request for information in due course.

Panel Comments

- Contamination is a threshold matter and the applicant is advised that if Council requests information it will be required and should be supplied
- The position on the community building is of key consideration. The Panel's position is that it needs to be part of the DA
- Interfaces (levels, fences, landscaping, presentation to public road) pedestrian movements and amenity all need careful consideration
- Urban design as part of site planning and layout needs to be considered and addressed, particularly in respect of the Council's MHE objectives in the DCP
- Slab on ground construction – the application needs to ensure consistency with intent of the legislation, and not result in change to definitions or permissibility
- Environmental sustainability should be considered
- The Panel questions the needs for a traffic impact assessment for this development in its own right
- Waste management arrangements for on-site collection need to be provided
- Visitor parking and demand need to be specifically considered
- The application needs to recognise the strategic context and not prevent future development.
- The Panel will want to understand the ownership and maintenance of the C2 land – and relationship to the future collector road
- Flooding needs to be considered in terms of the previous bulk earthworks approvals and whether any additional filling needs to be considered and boundary transitions, any retaining and the like. Council will need to interrogate the previous consents in relation to this aspect

The Panel expects a timely and thorough response from applicant in response to any RFIs from Council.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Exhibition dates: 1 April 2022 to 19 May 2022

6 submissions received to date raising issues with traffic, density and impacts on the existing intersection.