

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 August 2022, 11am and 11:30am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-127 – Mid-Coast – DA2022/0214 - 40-80 Chapmans Road, Tuncurry - 88 Lot Manufactured Housing Estate

PANEL MEMBERS

IN ATTENDANCE	Sandra Hutton (Chair), Juliet Grant, Daniel West and Alan Tickle
APOLOGIES	None
DECLARATIONS OF INTEREST	Alison McCabe

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bruce Moore and Kieran Woodall
DEPARTMENT STAFF	Carolyn Hunt, Leanne Harris, Lisa Foley and Mary Francis

KEY ISSUES DISCUSSED

- Update of application progress provided
- Comprehensive request for additional information sent in mid-July, with response date of 25 September 2022
- Information requested included:
 - Clubhouse details and reliance on clubhouse for the development
 - Filling of development site - relationship to previous consent and potential impacts on biodiversity
 - Bus service and nearest bus stop of the service to the Tuncurry business and commercial areas
 - Confirmation of proposed setbacks and justification to be provided if a variation is being requested
 - Fencing details
 - Housing diversity through indicative plans
 - Compliance with Great Lakes DCP – housing clusters to improve pedestrian access, amenity and landscaping, with consideration to be given to road safety within the site for emergency vehicles and low speed environment
 - Detention basin calculations, location and discharge point in relation to property boundaries and owners consent if relies on land outside site subject to DA
 - Traffic Impact Assessment and to include details relating to garbage collection

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- Proposed road network and earthworks extents – clarification of proposed works and serviceability to future adjoining subdivision area and consideration of gates and avoiding queuing onto public road network
- Water quality – inadequate MUSIC model submitted, groundwater and acid sulphate soil impacts to be addressed
- Site contamination – detailed site investigation required
- Submissions received - 9
- RFS have issued Bushfire Safety Authority
- Flooding to be considered in the assessment report including site accessibility during flood events, noting the site filling
- Applicant is encouraged to discuss RFI with Council and to respond in comprehensive manner to facilitate final assessment without further RFI, response and delay.
- Briefing to be scheduled for late September to provide the Panel with update in relation to the RFI response
- Determination date to be advised – initially scheduled as October 2022, with request for determination by December 2022

NEXT BRIEFING TO BE HELD AT END OF SEPTEMBER

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