

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 December 2022, 11:30am and 12:30pm
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, David West and Alan Tickle
APOLOGIES	None
DECLARATIONS OF INTEREST	Alison McCabe

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bruce Moore and Kieran Woodall
APPLICANT REPRESENTATIVES	Mark Cerone, Susan Blake and Sam Hull
DEPARTMENT STAFF	Leanne Harris

KEY ISSUES DISCUSSED

- This DA was lodged in March 2022 and the Panel were seeking to have it determined this year. The purpose of this briefing is to discuss the status of outstanding issues and for the Panel to gain an understanding of the likely timeframes for completion.
- The Applicant advised that the requested contamination, geotechnical and the ASS management plan information has been completed. Council confirmed however that these documents had not yet been uploaded on the Portal.
- The Applicant advised that a revised stormwater strategy is in preparation and requires further discussion with Council.
- Owner's consent for the DA for offsite works related to batters and stormwater remains outstanding. The Applicant has no clear indication of timing as to when this is likely to be resolved with the possibility of lengthy and complex negotiations related to a deceased estate.

Planning Panels Secretariat

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- Whilst plans for the club house have now been submitted there are insufficient details and dimensions related to natural ground levels, fill and height of the building to determine compliance with the 8.5m height standard in the LEP. The applicant needs to determine whether a Clause 4.6 Variation needs to accompany the DA.
- The Council have advised that they will not accept piecemeal documentation as they need to comprehensively assess all aspects of the proposal together.

The Panel remain concerned that the DA was lodged prematurely. The Panel strongly recommend that the application is withdrawn and relodged with a complete package of documents including landowner's consent once this is resolved.

It was noted that the application is currently before the Panel due to a previous Council interest in the land. Based on the existing CIV a future DA is unlikely to need referral to the Panel.

In the absence of the withdrawal of the DA the Panel is likely to request Council bring forward the application for determination in early 2023 based on the information available to the Council at that time.

TENTATIVE DETERMINATION DATE SCHEDULED FOR Early 2023

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