

RECORD OF SITE INSPECTION

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DETAILS OF SITE INSPECTION

DATE	Wednesday, 22 March 2023, 11.00am to 11.30am
LOCATION	40-80 Chapmans Road, Tuncurry

SUBJECT MATTER

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

PANEL MEMBERS

IN ATTENDANCE	Roberta Ryan (Acting Chair), Tony McNamara and David West
APOLOGIES	Alan Tickle
DECLARATIONS OF INTEREST	Alison McCabe

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kieran Woodall, Bruce Moore and Pru Tucker
DEPARTMENT STAFF	Leanne Harris

KEY ISSUES DISCUSSED

- The Panel viewed the site and surrounding context.
- The previous filling of the site (using material dredged from the lake), flooding, traffic and access arrangements were discussed.
- Council provided an overview of the proposed development and advised that plans of the proposed community building had now been received.
- Stormwater / groundwater issues still not resolved to Council's satisfaction.
- Previous consent for filling the site is being relied upon, however Council are reviewing in the context of the current proposal.
- A key issue for the Panel will be the boundary treatments and interfaces and detailed cross sections are required.
- 19 submissions received therefore a public determination meeting will be required.
- A key issue from the submissions and Council's assessment is traffic impacts (intersection of Chapman Rd and Lakes Way) and use of surrounding residential street network as a 'rat run' to avoid delays at the intersection. Applicant's traffic assessment indicates no additional traffic management works required.
- Standard monetary contributions to be levied by Council.

Planning Panels Secretariat

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- The Panel raised questioned regarding the urban design outcomes and requested Council give consideration to this in their assessment.

The Council advised that they were meeting with the applicant in the coming week to discuss outstanding issues and that the applicant had already been advised of the May determination timeframe.

The Panel will proceed to schedule a May determination meeting.