

Record of Kick-Off Briefing

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-142 - MOD2022/0062 - 4 LAKE STREET FORSTER 2428 MID-COAST
APPLICANT / OWNER	Tailored Planning Solutions / Enyoc Pty Ltd
APPLICATION TYPE	Modification Application
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2)
KEY SEPP/LEP	<ul style="list-style-type: none"> • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development • Great Lakes Local Environmental Plan 2014
CIV	\$12,556,200 (excluding GST)
BRIEFING DATE	1 December 2022

ATTENDEES

APPLICANT	Gavin Maberly-Smith, Mal Kukas and Coyne Graham
PANEL MEMBERS	Alison McCabe (Chair), Juliet Grant and Sandra Hutton,
COUNCIL OFFICER	Bruce Moore, Kieran Woodall
CASE MANAGER, PLANNING PANELS SECRETARIAT	Leanne Harris and Kate McKinnon

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.

DA LODGED: 21/3/2022

TENTATIVE PANEL BRIEFING DATE: February 2023

TENTATIVE PANEL DETERMINATION DATE: March 2023

KEY ISSUES DISCUSSED

Council

- Overview of the application including reconfiguration of basement and podium levels, change to seniors living and removal of hotel.
- Council have outsourced the assessment of the application to consultant planners.
- Consultants still need to resolve whether the application meets the substantially same test noting the development application was originally approved as mixed use.
- Numerous modifications of the application to date with only one of these previously coming before the Panel.
- Council generally supportive of the proposed design changes.
- Main issue will be the change from a tourism use to seniors living.
- Assessment in preliminary stages.

Applicant

- Overview of key modifications now proposed and detailed statistics which compared the current application to the previous modification
- Changes to elevations and resulting changes to solar impacts
- Key specialist reports and investigations submitted with the application

Panel

- The Panel expect a comprehensive set of plans which compare what is proposed in this application against the application as originally approved and not just as modified. This will factually inform the Panel as to the degree of qualitative and quantitative changes proposed.
- The Panel questions whether the removal of the hotel component and the degree of change results in substantially the same development. The applicant is encourage to seek legal advice as to whether this threshold test can be met.
- The Panel will need to consider whether the development's urban design and architectural outcomes are still an appropriate design response for a civic centre facility.
- The Panel will also need to consider the proposed changes to car parking and how this relates to the approved public domain and landscaping outcomes, particularly in relation to streetscape presentation.

The Panel notes that this application was lodged in March 2022 and only recently referred to the Panel. The Panel expects the Applicant to be responsive to any requests for information that the Council issues and will seek to determine in the application in the first quarter of 2023.