

Record of Kick-Off Briefing

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-143 - DA2022/0847 - Old Bar Road, Old Bar
APPLICANT / OWNER	Mr Raemonnd McEwen
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	Other State Environmental Planning Policy -State Environmental Planning Policy (Resilience and Hazards) 2021 -State Environmental Planning Policy (Planning Systems) 2021 Other Environmental Planning Instrument (eg. Local Environmental Plan, Interim Development Order, Planning Scheme, etc) -Greater Taree Local Environmental Plan 2010 Development Control Plan
CIV	\$30,290,045 (excluding GST)
BRIEFING DATE	2 November 2022

ATTENDEES

APPLICANT	Raemonnd McEwen, McEwen Holdings Chris Pratt, Planning Resolutions
PANEL MEMBERS	Alison McCabe (Chair), Sandra Hutton, David West and Alan Tickle
COUNCIL OFFICER	Bruce Moore, Kieran Woodall, Prue Tucker and Lisa Proctor
SENIOR PLANNING OFFICER	Carolyn Hunt
PLANNING PANELS SECRETARIAT	Lisa Foley

- Introduction
 - 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.

- Council summary
 - Overview of proposal provided as a subdivision (8 lots), residential flat building with basement parking, 13 x 2 storey townhouses, 3 x strata subdivision lots
 - Height of building variations lodged for 2 separate variations
 - Site identified as urban development area, with minimal constraints (not subject to flooding)
 - Additional information request sent in September - proposed site filling, retaining walls, stormwater disposal
 - Visual impact and height variations of RFBs to be assessed, including built form relationships to boundaries, compatibility and character of the area
 - 0 submissions received
- Applicant introduction of proposal
 - Surrounding development context provided, including residential, seniors housing and vacant land
 - Site slopes towards the south-west corner – approximately 8m fall
 - Development includes the extension of Noroy Place, with access also off Old Bar Road
 - APZs required on the western and southern boundaries
 - Height variations proposed for RFB component (4.7m variation - 13.2m proposed) and minor variation of development to the west due to site filling
 - Overshadow diagrams provided, demonstrating compliance with solar access for adjoining properties
 - DCP departure proposed in relation to the construction/location of the western boundary road
- Panel comments
 - Height variations to be outlined, with cross sections, RLs and AHD to be provided on architectural plans for all levels
 - Height of retaining walls identified as approximately 1m within the site and 2.5m retaining walls at stormwater basin – cross section information to be provided on architectural plans and through the RFB and townhouse development
 - Assessment report to include consideration of the following:
 - Built form relationships
 - Consistency with DCP and proposed departure
 - Traffic impacts at intersections to be assessed, particularly intersections with Old Bar Road
 - Compatibility and fit of proposed townhouses and RFB
 - Landscaping and streetscape outcomes of townhouse development, particularly with double garage frontage to the street
 - Justification for height variations
 - FSR controls
 - Temporary turning areas and easements to be provided at dead ends until future road is constructed

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Built form relationships, including landscaping and streetscapes
- Justification of height variations and DCP departure
- Visual impact, retaining walls, site filling
- Stormwater management

REFERRALS REQUIRED

Internal

- Engineering –
 - Traffic - comments received in regard to TIA
 - Stormwater – single point of discharge not supported, redesign required, with potential requirement for downstream easements

External

- RFS – comments yet to be received

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition: 12/8/2022 – 26/9/2022

DA LODGED: 4 August 2022

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – early February 2023

TENTATIVE PANEL DETERMINATION DATE – mid April 2023