

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 2 August 2023, 10am and 11:20am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-143 – MidCoast Council – DA/2022/0847 - Old Bar Road, Old Bar - Subdivision of land to create three development lots for a residential flat building and two for multi-dwelling housing developments as well as eight (8) single dwelling/dual occupancy lots

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Alan Tickle and David West
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bruce Moore, Kieran Woodall and Lisa Proctor
DEPARTMENT STAFF	Leanne Harris, Lisa Foley and Holly McCann

KEY ISSUES DISCUSSED

- Council provided an overview of the changes made to date and amended plans received including the full provision of the required public road adjacent to the future environmental reserve as per the DCP with Council supportive of proposed carriageway widths and footpath arrangements.
- The Panel noted the need for footpaths / shared paths to be clearly shown on a separate plan, accessibility and mobility to be considered and the need for the architectural plan set to be consistent with the civil engineering plans.
- Retaining walls on the boundaries have been removed and are now battered and maintainable.
- The height of the RFB has been lowered via a redesign with underground basement car parking so the majority of the building is under the LEP height limit.
- Better cross sections are still required to show the relationship between the townhouses and adjoining dwellings. All buildings need RLs on all levels and are to be shown on the plans. This needs to be very clear so that the clause 4.6 can be interrogated and assessed properly, and potential impacts understood broadly.
- An Arborist report has been provided to demonstrate that there will be no impacts to the tree on the adjoining land impacted by the proposed batters.

Planning Panels Secretariat

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- Council still do not support the proposed stormwater strategy with a basin that will be over 2 metres deep. The Panel expects Council to inform the applicant that the current design is not suitable. Unless there is a redesign (within a very short timeframe) the Panel will seek to determine the application with the information currently before it. The Panel understands this redesign requires a larger and shallower basin and agrees the current solution is not acceptable.
- The Panel expects the development to meet Council's standards for garbage collection including access and manoeuvring. Elements of the RFB need to be clarified:
 - Location and screening of bin enclosure and this should not be in the street setback.
 - Location of garbage room adjacent to the lift and main lobby – poor amenity outcome.
 - Calculations regarding the size and volume of proposed garbage facilities for the size of the facility.
 - The need for a bulk store area
- There is a need to clarify the 'park' vs communal open space for the RFB and confirm landscape requirements for the RFB. The assessment needs to be clear on the space needed for the RFB, including setbacks and landscaping.
- The Panel still question the relationship of the development to the existing houses in terms of built form outcomes – this need to be demonstrated via cross sections.
- Detailed strata plans and an understanding of common property and maintenance requirements are required.
- EV charging points will be required for each of the strata lots.
- An acceptable assessment against ADG is still outstanding and there is a need for a registered architect to be designing the RFB.

Given the age of the application the Panel expects any further information to be submitted within the next two to three weeks to enable Council to complete its assessment. In the event that the information is not provided in a timely manner the Panel expects Council to move to completing its assessment report with the information currently available.