

Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-146 – DA/1750/2022 - 40 Kooindah Boulevard and 50 Parry Parade, Wyong
APPLICANT / OWNER	Nigel Dickson, D. R. Design / KW Resort
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: General Development over \$30million
KEY SEPP/LEP	BASIX, Resilience and Hazards SEPP, Planning Systems SEPP, Transport and Infrastructure SEPP, SEPP 65, Central Coast LEP 2022
CIV	\$88 556 069 (excluding GST)
BRIEFING DATE	9 November 2022

ATTENDEES

APPLICANT	Nigel Dickson, Dickson Rothschild, Architect, Urban Planner and Urban Designer Stacy Zhang, Dickson Rothschild, Urban Planner and Urban Designer Paul Oreshkin, Dickson Rothschild, Architect Michael Jou, KW Resort Pty Ltd, Director Yanjie Li, KW Resort Pty Ltd, Director
PANEL MEMBERS	Alison McCabe (Chair), Juliet Grant, Sandra Hutton, Anthony Tuxworth and Stephen Leathley
COUNCIL OFFICERS	Jenny Tattam, Emily Goodworth, Tania Halbert, Andrew Dewar, Brendan Dee and Andrew Dewar
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley

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: 7 September 2022

TENTATIVE PANEL BRIEFING DATE: February 2023

TENTATIVE PANEL DETERMINATION DATE: May 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

COUNCIL:

- Pre DA discussions did take place but this happened in 2018.
- The land is zoned SP3 Tourist under the Central Coast LEP 2022. There is also an Additional Permitted Use (clause 16) applicable for residential accommodation tied to tourist and visitor accommodation being dominant on the site.
- In 2003 a masterplan DA was approved on this site. The balance of the site has been developed in accordance with the approved masterplan. The part of the site that covers this DA was flagged for a 2 to 3 storey building.
- No height or FSR controls apply under the LEP.
- There was originally an enabling clause in 1991 LEP to allow for a managed resort facility.
- The DA is currently on notification (second round) and approx. 170 submissions received to date (closes 5th December).
- No site specific DCP applies.
- Council is yet to complete a comprehensive assessment of the proposal but have concerns initially regarding:
 - Zoning and questions surrounding permissibility
 - The jurisdictional status of the approved masterplan and existing consent/s
 - Deficiencies in the DA documentation and age of the documents which date back to 2019
 - Scale and context of the proposal given existing low-rise density surrounding the site.
- Various internal and external referrals are underway including RFS, TNSW, flooding, engineering, water and sewer, ecology etc
- Council does not have a Design Review Panel so Council's Urban Designer will provide comments on built form

APPLICANT:

- Overview and background to the existing hotel and proposed development being part alterations and additions and part new build.
- Architectural features used to break up mass and scale.
- Economic impacts considered in detail.
- Detailed overview of proposed works, parking, facilities, landscaped setting, elevations, site views and shadow modelling and impacts.
- Site context – separation to existing low rise development.
- Number of options explored prior to final development proposal that forms the basis of this DA.
- DA supported by a range of specialist reports including construction management plan, BASIX report with sustainability measures specifically mentioned

- Economic impact, job creation and public benefits.
- Originally lodged in 2019 but ownership has changed and therefore DA did not proceed at that time. Subsequently updated and relodged now.

PANEL:

- The Panel will need to understand the status and statutory and policy framework of the masterplan and whether there are any relevant conditions to guide the DA assessment.
- With the degree of public interest in the matter to date the Panel will need to undertake a public listening exercise and a public determination meeting will be required.
- As a matter of basic procedure, the Panel note that the statutory and policy framework have changed since the 2018 Pre DA discussions and expects that the Applicant to have updated its information accordingly.
- The Panel will want to see matters such as contamination and traffic impacts dealt with in a comprehensive manner in the DA documentation.
- The Panel note that there is no social impact assessment in the supporting documentation and expected that the applicant would have done consultation with the existing community before lodgement of the DA, particularly in relation to the existing Community Title arrangements for the site.
- The economic assessment needs to consider the integration of tourist and residential mixes.
- The Panel questioned the need for a 26-storey building in this location when strategically and contextually this height has not been contemplated previously and the surrounding built form comprises low scale 2–3 storey buildings.
- The Panel will want to understand the Community Title arrangements, potential owner's consent for the DA, access to recreational facilities for the residential components of the development and revised plans of management that will need to apply.
- Other key issues that need to be addressed in the assessment are permissibility and scale and context.

The Panel expects the Council to issue a comprehensive issues letter to the Applicant and the current proposal to proceed to a determination in a timely manner.