

## Record of Briefing

### Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-167 - LAKE MACQUARIE DA/2630/2022, 31 & 33 SMITH STREET CHARLESTOWN LOTS 1 & 2 DP877977
<b>APPLICANT</b>	Mr Wes Wilson
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
<b>KEY SEPP/LEP</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Planning Systems) 2021</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• State Environmental Planning Policy (Industry and Employment) 2021</li> <li>• Lake Macquarie Local Environmental Plan 2014</li> </ul>
<b>CIV</b>	\$27,142,041.00 (excluding GST)
<b>BRIEFING DATE</b>	8 March 2023

#### ATTENDEES

<b>APPLICANT</b>	Wes Wilson, Managing Director, Wilson Planning Bradly Snedden, Town Planner, Wilson Planning Ian Gill, Architect Gavin Rose, developer, GPV Property
<b>PANEL CHAIR</b>	Alison McCabe (Chair), Tony McNamara and Jason Pauling
<b>COUNCIL OFFICER</b>	Scott Fatches and Glen Mathews
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

Council is yet to undertake its full assessment of the application, 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 in detail by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

**DA LODGED:** 29 November 2022

**TENTATIVE PANEL DETERMINATION DATE:** June / July 2023

**COUNCIL COMMENTS:**

- Applicant did attend a pre-DA with Council – two weeks prior to lodgement.
- Application has been notified and 1 submission received raising issues with parking limitations in Charlestown.
- Site has been subject to a previous SSD application which has since been withdrawn and SEARs issued for a second SSD.
- Overview of site and general constraints.
- Site is split zoned B3 and B4 with an exhibited draft LEP to change the B4 to B3.
- Application has been lodged under the SEPP Infrastructure.
- Development proposes removal of all trees on the site.
- Council anticipate an RFI will be issued following this briefing:
  - there are some discrepancies in the plans / SEE – Council need to understand the underlying assumptions in relation to car parking;
  - further details will be required in relation to waste disposal;
  - clarification of chemical storage capacity will be needed to inform the proper assessment of hazards.
- TfNSW have provided Council with comments.
- Subsidence Advisory NSW have issued GTAs.
- Proposal is not necessarily compliant with the Charlestown Streetscape Masterplan, particularly along Frederick Street. The Masterplan is in force and referenced in the Council's DCP.
- There is a proposed cycleway route on Fedrick St which is in the preliminary planning stages. This potentially conflicts with proposed patient drop off and Council may want limited access to the site from Frederick Street.
- Internal referrals for CEPTD, landscaping, engineering underway and assessment continuing.

**APPLICANT PRESENTATION:**

- Overview of health care infrastructure and need for private investment.
- Specialist health care property developers.
- 3-part strategy for future of Ramsey Health Care.
- This proposal provides day surgery and rehabilitation.
- Overview of the site and site history.
- Frontage to Pacific highway but no access.
- Site context and adjoining uses.
- Vegetation on site is being removed which has been assessed by an arborist. Tried to retain some trees but could not make this work due to the grade and removal / replacement of services.

- Applicant has tried to tie in with Charlestown Streetscape Masterplan and understands that the street trees need to be removed for Council's proposed infrastructure works.
- Overview of the proposed development uses, building shells and design principles
- Access arrangements, landscaping elevations and setbacks discussed.

#### **PANEL COMMENTS AND KEY ISSUES:**

- For a development of this type, the Panel's focus will be on built form, how the proposal fits within the streetscape and what it needs to function properly including access, car parking and waste management.
- The Panel questioned the need for removal of all trees on the site, particularly along the boundaries of Smith and Frederick Streets and considers this a key assessment issue to be carefully worked through. The Panel will need to understand the Arborist report as well as the proposed landscaping strategy.
- The Panel expects good architectural presentation for the above ground car park building. This must read as a properly designed building with good façade treatments to both Smith and Frederick Streets. Clear elevations of this building are required without landscaping so impacts can be properly assessed.
- An overall signage strategy for the building will be required.
- The location of the substation needs to be clearly defined on the plans noting that Council's position is that it must be physically on the site rather than in the public domain.
- The applicant must be clear regarding their assumptions about the range of potential uses so that car parking can be calculated and assessed.
- The Panel note the need for overnight stays and will need to consider the upper level as a private hospital and assess impacts accordingly.
- The Panel need a clear understanding of Council's requirements for public infrastructure upgrading. Detailed cross sections showing the relationship between the street and footpath conditions will be critically important.
- The Panel need to factually understand the full extent of works to satisfy the Subsidence Advisory NSW GTAs and impacts assessed accordingly.

The Panel wants the applicant to continue to talk to Council and be proactive with RFIs. The Panel will consider whether a further applicant briefing is required.