

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 February 2021, 2:45pm and 3:45pm
LOCATION	Via videoconference

BRIEFING MATTER

PPSHCC-62 – Lake Macquarie – DA/1808/2020 - 74 Wilsons Rd, Mount Hutton - Seniors Housing and Retail Premises

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant and Sandra Hutton
APOLOGIES	Scott Anson and Jason Pauling
DECLARATIONS OF INTEREST	

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Leena Sebastian, Amy Regado, Jonathan Ford, Sam Dart, Alexander Bennett, Rhiannon McLardy
OTHER	Leanne Harris and Lisa Foley

KEY ISSUES DISCUSSED

- The application should be considered by Council's SEPP 65 Design Review Panel – before any amendments.
- Importance of existing landscape is not reflected in the design – tree retention and landscape outcomes need to be further considered.
- Clarification is required in respect to what function the road along RE1 zoned lands is to serve – Council needs to advise what is anticipated and give some direction.
- The Panel was advised by Council that the following issues were required to be addressed.
 - Encroachment onto RE1 land – development prohibited in the zone.
 - Non-compliance with height limit.
 - No consideration to SEPP 65 requirements.
 - Flooding impacts.
 - Impact on residential amenity – dwellings to the east.
 - Inadequate information on access, traffic, servicing, etc.
 - Access road built to the eastern boundary with no buffer.
 - Insufficient information on cut and fill, and retaining structures.
 - Inadequate stormwater management documentation.
 - Lack of information on road ownership, easements etc.

- No linkage to the recreational reserve.
- The built form and siting of the development and scale relationships both within and external to the site are poorly resolved and require a redesign from first principles.
- The urban design approach to the site has not been documented. The lack of an urban design analysis and context/site analysis is of concern.
- The built form relationship to the RE1 zoned lands, is inappropriate – noting the northern aspect.
- Documentation does not provide sufficient detail in terms of cross sections through to adjoining site, to properly understand interface.
- The application requires a fundamental redesign, including addressing the broader streetscape.
- The lack of documentation regarding flooding and the lodgement of the proposal on land where the use is prohibited, suggests that the approach to the site needs to be rethought.

TENTATIVE PANEL MEETING DATE: TBA