

Record of kick-off Briefing Meeting

PANEL REFERENCE & DA NUMBER	PPSHCC-84 – Central Coast - 919/2018
APPLICANT / OWNER	Julie Garratley / Central Coast Council
APPLICATION TYPE	Development Application with CIV > \$5M - Council interest
REGIONALLY SIGNIFICANT CRITERIA	Section 8.2 Review of Determination
KEY SEPP/LEP	Wyong Local Environmental Plan 2013
CIV	\$0 (excluding GST)
SCHEDULED MEETING DATE	19 August 2021

REQUIRED ATTENDEES

APPLICANT	Julie Garratley and Anthony Price
PANEL CHAIR	Julie Savet Ward
COUNCIL OFFICER	Nathan Burr
CASE MANAGER	Alexandra Hafner and Leanne Harris

OTHER ATTENDEES

Panel members	Clare Brown and Penny Holloway
RSDA Team	Lisa Foley, Sharon Edwards and Holly McCann

ISSUES DISCUSSED

- Exhibition completed and nil submissions received. Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Hunter Central Coast Regional Planning Panel and future comment will not be limited to the detail contained below.
- The Panel have confirmed Council is appropriately placed to undertake the assessment of the review application and not engage a consultant for this purpose.
- Applicant introduction to the proposal:
 - Site part of Warnervale Town Centre, rezoned in 2013, site specific DCP
 - Several stages already completed (Stage 1-4, Stage 5 in process of obtaining subdivision certificate). Hilltop Park to be retained under Council.
 - A site compatibility certificate is expected to be issued at the end of August with respect to the land. Following the issue of the site compatibility certificate the Applicant advised Council's Property Section will seek to register a subdivision (as an exempt development) which will create the development site. It is anticipated that the creation of the development site lot will confirm the boundaries of the land to developed.
 - Area transitioning from greenfield to residential, local schools within close proximity.
 - Reasons for refusal:
 - Road width layout
 - Location of specific road intersection, safety and sight line distance
 - Implications of any changes to the height and extent of retaining walls on certain lots on Mataram Road.
 - Interface with adjoining school site and neighbouring site to the north
 - The need for a few more north/south lots to have a greater mix of solar access and amenity outcomes for future dwellings
 - Identification of finished levels
 - Lack of RFS sign off on the last amended plan, even though amendments were minor
 - Engineering confirmation of height on any proposed retaining walls.
 - S8.2 Review for Stages 6 & 7 comprising 92 residential lots, 2 residue lots and 1 detention basin:
 - Slight changes to road format.
 - Vehicular access, orientation of lot sizes to north/south, sight lines and pedestrian safety, infrastructure.
- Council sought to confirm if an external consultant required to review proposal.
- Site orientation: No vehicular access to sites from Mataram Road, dwellings addressing the south with retaining walls proposed where required.
- Residue lot in the south is subject to proposal by commercial operator will be part of Stage 7. Retention basin located in between most southern proposed road and Sparks Road.
- B4 Zone – Mixed Use (Stage 7), shaded pink in engineering drawings: separate lot which is subject to a separate application at a later stage.
- Easement for drainage in original application. Detention basin to drain to Sparks Road confirmed to be shown in engineering detail.
- Relationship between eastern most allotments and adjoining school addressed through fill along eastern boundary. Applicant confirmed interface of adjoining school is the rear of buildings with heavily vegetated corridor on school's own land.
- Council indicated that within the Warnervale Town Centre higher densities have typically been delivered through smaller residential lots and there has not been demand for larger sites to accommodate residential flats or multi dwelling housing developments. In the context of the existing approved subdivisions in the area and

the subject proposal larger lot sizes permit a dual occupancy development as guided by the LEP.

- Pedestrian accessibility across Mataram Road to the open space achieved through pedestrian refuges and traffic calming devices.

KEY ISSUES IDENTIFIED BY COUNCIL FOR CONSIDERATION

- Bushfire Safety Authority received and satisfactorily assessed.
- Engineering design review outstanding.

REFERRALS REQUIRED

Internal

- Engineering.

PANEL DETERMINATION DATE – 11 November 2021