

DISCUSSION FORUM

DETAILS: DEVELOPMENT APPLICATION 2016/0030 - RESIDENTIAL AGED CARE FACILITY AT 105 STANLEY STREET, BATHURST

DATE: 21 MARCH 2016

PRESENT: **MR RICHARD DENYER, MS LUCIE CLIFTON, MR DAN BRINDLE, MR ANDREW FRANCIS, MR ALEX SOOZEROFF, MR DAVID NELSON**

FILE: 2016/0030

Meeting Opened: 10.00am

RD: Opened the meeting.

Thanked everyone for attending and explained the purpose of the meeting and the approval process with the JRPP.

Asked DN to raise his concerns of the proposed development.

DN: Main issues of concern are flooding, drainage and actual fence height after the site has been filled.

AF: Plans tabled showed location of battering and retaining wall, showed that the battering falls away from child care centre site and lowered toward creek.

DN: The landscaping plan is a contradiction as it shows a path.

AF: Path is only a maintenance path and is a non-residential area. The retaining wall stops on the corner where the battering starts on the west side. Explained that all stormwater is contained within the site.

DN: Explained that the child care centre has drainage issues because the land is so flat, required additional drainage pits. Stormwater currently flows under the fence.

AF: Explained that the ground level is to be maintained to ensure the childcare centre drainage is not impacted. The development has been designed to cater for and maintain existing drainage situation for child care centre.

DN: Raised second issue being the impact of shadowing on farm animals and site unable to dry out.

AS: Tabled more detailed shadow diagrams that show shadow will be off site by 10.30am. Will update landscaping drawings to show hedge plants of appropriate height and spacing to limit overshadowing.

DN: Asked if the building could be moved back at all to reduce overshadowing.

AF: Not possible from an engineering perspective.

RD: Plans do not accurately show location of levee bank. The area at the rear is less than what is shown.

DN: Enquired about fencing.

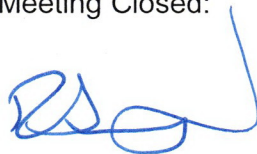
AS: Fencing will be palisade and satisfactory for the flooding channel. Landscaping will be appropriate so as to prevent landscaping impeding on flow.

DN: Enquired about location of dementia wing because of proximity of open space to children and any likely privacy issues.

AS: Was not completely sure of location but thinks at the rear because of the requirement for dementia patients to have access to walk around.

ACTIONS: Opal Aged Care (applicant) to update plans to reflect treatment of area adjoining boundary.
Amended plans and shadow diagram to be forwards to Mr Nelson.
Minutes to be included in JRPP Report.

Meeting Closed: 11.00am



R Denyer
ACTING DIRECTOR
ENVIRONMENTAL, PLANNING & BUILDING SERVICES