

## RECORD OF BRIEFING MEETING

HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Wednesday, 22 March 2017 – Opening Time 2.00pm and closing time 2.15pm Site inspection undertaken prior to the briefing
<b>LOCATION</b>	Wyong Council chambers

### BRIEFING MATTER(S)

#### 2017HCC051 – Central Coast - DA/1440/2017

1A Wallis Avenue, CANTON BEACH

29 Room Boarding House, Subdivision and Demolition

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Jason Perica (Chair), Michael Leavey, Kara Krason, Kyle McGregor and Chris Burke
----------------------	--

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Nathan Burr
---------------------------------	-------------

### KEY ISSUES DISCUSSED

- Previous proposal and issues;
- Revised scheme – repositioning and demolish existing buildings, with 2 lot subdivision;
- Reduction in height to 2 stories;
- Parking – rate differential between SEPP/DCP (using accessible rate but site is not accessible).
- Applicant to document any measures to improve accessibility to services (eg, bus);
- Need for a comprehensive landscape plan particularly addressing privacy interface from sole occupancy rooms oriented across side boundaries and need for a comprehensive PoM;
- Confirm compliance with FSR;
- Common room well located;
- Consider designation of ground floor side spaces in terms of private and communal use;
- Consider roof form to provide light and amenity to compensate for small rooms, add amenity and direct outlook away from neighbours (saw-tooth?);
- Details of laundry facilities to be provided.

**TENTATIVE PANEL MEETING DATE: TBC**