

## RECORD OF BRIEFING MEETING

### HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Thursday, 2 August 2018 – 3.00pm to 3.20pm
<b>LOCATION</b>	Maitland No. 1 Sportsground Amenities Building, Odd/James Street, Maitland

#### BRIEFING MATTER(S)

2017HCC053 – Maitland - DA17-2520

Address - 62 Mt Vincent Drive and 6 Wilton Drive East Maitland

Description – Seniors Housing (134 dwellings and associated community facility)

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Kara Krason, Peter Garnham (MCC) and Sally Halliday (MCC)
<b>APOLOGY</b>	Jason Perica, Michael Leavey
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Robyn Hawes
<b>OTHER</b>	David Simm, Leanne Harris, Anne Moore, Kristy Cousins

#### PANEL BRIEFING

Briefing Notes distributed and proposed development outlined by Council Development Assessment Planner. Amended plans only recently submitted and application remains under assessment. A number of required documents remain outstanding. External referrals have not yet been finalised.

#### KEY ISSUES DISCUSSED

- Gateway treatment into the proposed development.
- Context and character – further consideration of setbacks, form and landscaping where site adjoins larger lot residential development fronting Wilton Drive to minimise potential impacts on amenity and address character and context
- Detailed assessment of solar access compliance required to private and communal open space areas, living rooms and community facilities.
- Assessment of proposed community facility to meet needs of residents to be undertaken including timing of delivery of the community facility at commencement of development.
- Location of caravan and RV parking area needs consideration and justification – from a practicality point of view (parking v loading/unloading the caravans).

- Disability Access Report – detailed assessment required demonstrating compliance with SEPP and in particular access within the site between dwellings and community centre
- Resolution of environmental issues listed in the requirements of the Site Compatibility Certificate (particularly biodiversity)
- Sustainability of the overall development to be considered further (colours and materials for roof treatments to reduce heat impacts, etc.)
- Visual Impact Statement to consider broader rural context.
- Detailed assessment to be undertaken of the proposal in relation to the site compatibility certificate requirements.

**TENTATIVE PANEL MEETING DATE:**

**None proposed. Application awaiting additional information and external/internal referrals.**