

RECORD OF BRIEFING MEETING

HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 22 March 2017 – Opening Time 2.45pm and closing time 3.15pm Site inspection undertaken before meeting
LOCATION	Wyong Council Chambers

BRIEFING MATTER(S)

2018HCC004 – Central Coast - DA/44/2018

6, 8 & 10 Dunleigh Street, TOUKLEY.

Residential Flat Building Comprising 40 Units (SEPP Affordable Rental Housing)

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Michael Leavey, Kara Krason, Kyle McGregor and Chris Burke
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OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Salli Pendergast
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KEY ISSUES DISCUSSED

- Significant FSR non- compliance - clarify applicability of SEPP 1 and clause 4.6
- Height non- compliance (2 storeys) – Key Site limit although those provisions are not invoked;
- Careful and thorough justification and assessment is required including the impacts of the non-compliant floor space and height eg; overshadowing and privacy;
- Likely future of surrounding area given existing development and sunset clause for key sites;
- Clarify the commitment by a Community Housing Provider in writing, from the CHP, and whether the CHP is the applicant, as this effects the car parking rate;
- Tree removal and setbacks to be assessed, including balconies relative to adjoining north;
- Limited landscaping to the north due to the driveway;
- SEPP 65 compliance to be addressed in the assessment report (incl. solar access and ensuring overshadowing from the building to the north) has been considered;
- Social impact assessment to be addressed and assessed;

TENTATIVE PANEL MEETING DATE: TBC