



## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

BRIEFING DATE / TIME	7 October 2020, 2:30pm and 4pm
LOCATION	Via videoconference

### BRIEFING MATTER

PPS-2018HCC007 – MidCoast Council – DA 359/2018 - Point Road, Tuncurry - Residential development and community title subdivision in 7 stages

### PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair) and Juliet Grant
APOLOGIES	Sandra Hutton, Peter Epov and David Keegan
DECLARATIONS OF INTEREST	N/A

### OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Robyn Shelley, Lisa Proctor and Bruce Moore
OTHER	N/A

### KEY ISSUES DISCUSSED

- Flooding concerns addressed.
- FSR and height limits vary across site.
- Proposed development exceeds height limit.
- Need to demonstrate justification for variations to controls.
- Information still required.
- Council identified issues with concept master plan component of application - inconsistencies, separation, height.
- Subdivision meets minimum lot size .
- Information missing from application.
- Road layout.
- Panel requires clarity on dedication of lands.
- Needs to demonstrate how the development relates to the boundaries. It appears to relate poorly.
- The subdivision layout appears to be a function of built form.
- The subdivision layout doesn't appear to make sense without the concept.
- Appears to be insufficient engineering detail to properly assess the impact.
- Noted numerous requests for additional information and the fact that the application is over 2.5 years old.
- The matter should now be determined on the information currently lodged.
- Panel wants this to be reported for determination before the end of the year.
- Discussed shortcomings in the application.

**TENTATIVE PANEL MEETING DATE:** December 2020

### Planning Panels Secretariat

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