

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 24 April 2019 – 12.45 – 1.15pm
LOCATION	Travelodge Newcastle – 12 Steel Street, Newcastle

BRIEFING MATTER(S)

2019HCC015 – Central Coast Council – DA56271/2019 – LOT: 103 DP: 707503 290 Avoca Drive KINCUMBER NSW 2251– NOMINATED INTEGRATED Development - 108 Residential Bed Aged Care Facility (RPP)

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Michael Leavey, Kara Krason, Cr. Chris Burke and Cr. Kyle MacGregor
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Karen Hanratty
OTHER	NA

KEY ISSUES DISCUSSED

- History – previous DA, issues and withdrawal (RMS, access etc.)
- Separate DA approval to the south of the site for dwellings
- Surrounding site/retirement precinct
- Surrounding residential development
- Services and shopping in wider area
- Access
- Tree removal
- FSR complies (0.5:1 proposed, 1:1 maximum allowed), meets frontage minimum and site area minimum, meets SEPP parking requirements
- However, site area and calculation needs checking – complicated E3 zoning, permissibility and SEPP applicability issues
- No ancillary development for the use can occur in the E3 zone (if pursued applicant to provide legal advice)
- Height exceeds (13.8m compared to 8m ceiling) and number of storeys controls. 3-4 storeys proposed in a low scale area – will need careful consideration and review in the context of the surrounds
- Integrated Development aspects (Rural Fires and Water Management Act)
- Issues raised by Council and applicant response
- Comments from Councils architect yet to be received
- Communal open space needs attention and for operation, particularly for managing dementia

- Landscaping needs careful attention
- Objections from residents

TENTATIVE PANEL MEETING DATE: TBC