

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 4 March 2020, 2.55pm – 3.15pm Site inspection undertaken during briefing
LOCATION	88 Scaysbrook Drive Kincumber, formally 290 Avoca Drive Kincumber

BRIEFING MATTER

PPS-2019HCC015 – Central Coast Council – DA56271/2019 - 290 Avoca Drive KINCUMBER

NOMINATED INTEGRATED Residential 108 Bed Aged Care Facility

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton, Kyle MacGregor and Chris Burke
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Karen Hanratty, Ailsa Prendergast
OTHER	Nil

KEY ISSUES DISCUSSED

- History of site – registration of subdivision approved DA 53417/2017
- Revised architectural plans, landscape design report and supporting documentation submitted to address Panel key issues following 24 April 2019 briefing. Council considered the amendments minor – not required to be re-notified.
- No ancillary works now located on the E3 zoned portion of the site
- Additional information provided to address context and character
- Visual impact of the building to Avoca Drive
- Vegetation removal reduced – supported by a revised Aboricultural Assessment Report
- Vegetation retention is important, particularly the trees along the Scaysbrook Drive frontage
- Complies with SEPP Seniors Housing except for Height Clauses 40(4)(a) & (b) – Clause 4.6 Exemption to Development Standards submitted – maximum ceiling height of the south wing 13.81m (exceedance 5.8m) - Overall max height 15.7m to roof ridge
- Concept Stormwater Plan and Soil & Water Management Plan submitted – deemed satisfactory by internal officers
- Context/character – relationship of the proposed building to the adjoining boundaries and dwellings to the west i.e. 90 Scaysbrook Drive and Brentwood Village ILUs at 284 Avoca Drive and details of proposed mounding to Scaysbrook Drive.
- Additional cross sections required across site boundaries and from Scaysbrook Drive, that include the dwellings showing existing and finished ground levels, mounding and built form

TENTATIVE PANEL MEETING DATE: TBC

Planning Panels Secretariat

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