

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 March 2022, 9:30am and 10:30am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-103 – Lake Macquarie– DA/2899/2021 - 72 Wilsons Rd, Mount Hutton - Seniors Housing (Independent Living Units) and Commercial Premises

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Stephen Leathley and Jason Pauling
APOLOGIES	Roberta Ryan
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Leena Sebastian and Amy Regado
DEPARTMENT STAFF	Leanne Harris, Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Amended plans received, with amendments including the relocation of the retaining wall and landscaping within the B2 zone, social impact and noise assessments received and removal of 2 car parking spaces at the front.
- Site context and overview of development outlined
- Council's strategic plans for the RE1 zoned land (flood prone land) include shared cycleway/pedestrian pathway and rehabilitation of the riparian area
- Grade and accessibility details required for the shared cycleway/pedestrian pathway and linkage points to adjoining sites
- Boundary interfaces –
 - Zone boundary retaining wall – detailed cross-sections required to illustrate height, location/setback from zone boundary, any fill and landscaping and RLs must be provided
 - The Panel question the appropriateness of retaining walls and whether a landscape transition would be more suitable
- Social impact – location of shared cycleway/pedestrian pathway at the rear of the site with regard to natural surveillance and crime prevention. Consideration of lighting to improve safety and fencing arrangements
- The development should not be relying upon landscaping in the RE1 portion of the site as there will be no future control over this. Any interim arrangements such as the pathway may need to be covered by a right of way for Council.

Planning Panels Secretariat

- Tavern interface:
 - noise – sleep disturbance exceedances identified with mitigation measures proposed (glazing treatments on bedroom windows)
 - Council’s Design Review Panel have recommended transparent palisade type fencing along this boundary however the Panel have concerns with noise, litter, head light glare and shine and this needs to be carefully worked through in the assessment
- Gradients to the bus stops need to be assessed
- Notwithstanding the DA will be assessed against the Council’s LEP it should be benchmarked against the new Seniors Housing SEPP provisions.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 4 MAY 2022