

## Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

|                                                 |                                                                                                                         |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b> | PPSHCC-125 – DA63014/2021/1 - 9-21 and 10-16 Vidler Ave, Woy Woy                                                        |
| <b>APPLICANT / OWNER</b>                        | <u>Applicant:</u> Healthe Care Australia C/- SLR Consulting Australia Pty Ltd<br><u>Owner:</u> Australian Unity         |
| <b>APPLICATION TYPE</b>                         | DA                                                                                                                      |
| <b>REGIONALLY SIGNIFICANT CRITERIA</b>          | Clause 5(b), Schedule 6 of the Planning Systems SEPP 2021: CIV > \$5M - Private infrastructure and community facilities |
| <b>KEY SEPP/LEP</b>                             | Resilience and Hazards SEPP, Transport and Infrastructure SEPP, Gosford LEP 2014                                        |
| <b>CIV</b>                                      | \$8,990,000 (excluding GST)                                                                                             |
| <b>BRIEFING DATE</b>                            | 31 March 2022                                                                                                           |

### ATTENDEES

|                                    |                                                               |
|------------------------------------|---------------------------------------------------------------|
| <b>APPLICANT</b>                   | Kale Langford, Project Consultant, SLR<br>Melissa Thomas, SLR |
| <b>PANEL CHAIR</b>                 | Alison McCabe                                                 |
| <b>PANEL MEMBERS</b>               | Juliet Grant, Sandra Hutton, Greg Flynn and Tony Tuxworth     |
| <b>COUNCIL OFFICERS</b>            | Erin Murphy and Salli Pendergast                              |
| <b>SENIOR PLANNING OFFICER</b>     | Carolyn Hunt                                                  |
| <b>PLANNING PANELS SECRETARIAT</b> | Lisa Foley                                                    |

- Introduction
- Council summary
  - o Overview of development provided, being a 23-bed health facility (first floor extension to private hospital) over 2 lots, demolition and car parking
  - o Development located in northern proportion of the existing hospital site
  - o Permissible in SP2 – Special Use zone
  - o Surrounding development consists of residential/multi-unit development and industrial to north, residential to west and public hospital to the south
  - o Building setbacks not generous but noted there are no specific controls
  - o Compliance with height and FSR controls

- o No solar impacts identified
  - o Proposed glazing on windows to reduce privacy issues
  - o Car parking area located adjoining existing car parking area, adjacent to hospital
  - o Interface issues with adjoining residential/sensitive land use to be considered
  - o Additional information requested in relation to water cycle management line and landscaping (sightlines and engineering requirements)
  - o Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
  - o The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.
- Applicant introduction of proposal
    - o Project overview provided and site outlined
    - o Previous approvals identified
    - o Proposal includes mental health facilities on top of existing hospital and some hospital car parks on site are to be removed with infill development on southern corner
    - o Surplus car parking provided
    - o Inpatient and outpatient facility

#### **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Amended landscaping plans required to include canopy trees in car parking area
- Privacy for adjoining residential properties – windows on second storey to include privacy mitigation measures
- Mechanism to link the properties – can be included as a condition
- Boundary interfaces – adjoining residential development and relationship with proposed built form
- Existing site functions to continue to work adequately (ie. capacity of waste management with additional demand)

#### **REFERRALS REQUIRED**

- Internal and external referrals completed

#### **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- Public exhibition has been completed - 17/9/2021 to 18/10/2021
- 1 submission received relating to noise from air-conditioning

**DA LODGED:** 7 September 2021

**RFI SUBMISSION DATE** - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued.

**TENTATIVE PANEL BRIEFING DATE:** Not Required

**TENTATIVE PANEL DETERMINATION DATE:** 9 June 2022