

RECORD OF BRIEFINGS

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 4 April 2023, 1:30pm and 2pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-154 – MidCoast Council – DA2022/0943 - 2 Potoroo Drive, Taree - Alterations and additions to MAYO Private Hospital

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan and Alan Tickle
APOLOGIES	Tony McNamara and David West
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ben Lim-Cooper
DEPARTMENT STAFF	Leanne Harris and Lisa Foley
APPLICANT REPRESENTATIVES	Melissa Thomas, SLR Consulting; Kale Langford, SLR Consulting; Karen Gallagher, HealtheCare; Greg Campbell, HealtheCare, Stephen Sinclair, HSPC and Josephine Wong, HSPC

KEY ISSUES DISCUSSED

APPLICANT PRESENTATION:

- The Applicant provided an overview of proposed design changes in response to the kick off briefing held on the 8th February.
- The proposed changes include an increased front setback from 2.7 to 4.2 metres on the splayed corner, activating this with an accessible terrace for patients, retention of some planters to provide a landscaped outcome and the removal of two surplus car parking spaces to provide additional green space.
- A survey plan has been prepared which demonstrates the interfaces and setbacks and extent of tree removal.
- The applicant advised that the approved subdivision plan would be registered shortly with both lots to remain in ownership of the hospital.
- The applicant advised that the detention basin was a constraint on the location of the building footprint and referenced an earlier approval on the site in relation to the setback proposed.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |
www.planningportal.nsw.gov.au/planningpanels

PANEL COMMENTS:

- The Panel suggested there would be scope for further redesign of the building footprint.
- No weight will be given to the previous approval.
- The Panel want to understand the policy framework that guides the existing setbacks in this location. It is noted that there is no prescribed setback for the hospital use. The development should respect and take cues from the rural residential context and consider any DCP controls to justify their position.
- The Panel questioned the presentation to the street with the use of a wall/fence as the surrounding context is typically generous landscaped setbacks.
- The Panel questioned the proximity of the proposed car parking to the proposed lot boundary (approximately 400mm) and the ability to effectively landscape this boundary.
- It was noted that two trees are proposed to be removed and the Panel want to see further consideration of tree removal, the placement of the car park and the relationship with the approved subdivision boundaries.

The Panel suggest the Applicant work further with Council on the design outcomes for the site – specifically revised front setback.