

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	MID COAST COUNCIL: PPSHCC-154 - DA2022/0943, 2 POTOROO DRIVE TAREE 2430 Lot 1 DP808421
<b>APPLICANT / OWNER</b>	Kale Langford
<b>APPLICATION TYPE</b>	Development Application – Alterations & Additions to hospital
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
<b>KEY SEPP/LEP</b>	<ul style="list-style-type: none"> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021 o</li> <li>Greater Taree Local Environmental Plan 2010</li> </ul>
<b>CIV</b>	\$15,950,000 (excluding GST)
<b>BRIEFING DATE</b>	8 February 2023

### ATTENDEES

<b>APPLICANT</b>	Melissa Thomas – SLR Consulting – Planning Kale Langford – SLR Consulting – Planning Karen Gallagher – HealtheCare – Proponent Greg Campbell – HealtheCare – Proponent Kane Sinclair – Northrop – Civil Engineer Stephen Sinclair – HSPC - Architect Josephine Wong – HSPC - Architect
<b>PANEL CHAIR</b>	Alison McCabe (Chair), Tony McNamara, David West and Alan Tickle
<b>COUNCIL OFFICER</b>	Ben Lim-Cooper and Bruce Moore
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

Council is yet to undertake its full assessment of the application, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered in detail by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

**DA LODGED:** 2/9/2022

**TENTATIVE PANEL SITE VISIT / BRIEFING DATE:** March 2023

**TENTATIVE PANEL DETERMINATION DATE:** May 2023

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

### **COUNCIL COMMENTS**

- DA is for alterations and additions to an existing private hospital site.
- Site is zoned SP2 Infrastructure (Health Services Facility) and is permissible with consent.
- From Council's initial review the quality of the application appears to be quite good.
- There are previous subdivision approvals on the site with associated easements, restrictions and covenants which potentially conflict with the current proposal.
- Council did have questions in relation to stormwater detention. These conflicts now appear to be resolved.
- Initial assessment demonstrates compliance with relevant SEPPs.
- RFS have issued GTAs.
- One public submission which is primarily concerned with stormwater infrastructure.
- Car parking complies with Council's standards.
- Waiting on comments from Essential Energy.

### **APPLICANT PRESENTATION:**

- DA was lodged in September and seeks consent for a 90-bed facility including cardiology, rehabilitation and mental health facilities.
- Significant demand for mental health in the catchment.
- Site has operated as a hospital since 1995 and is surrounded by rural residential development.
- Overview of proposed development, proposed internal and external alterations and additions, 42 additional car parking spaces and 16 added by refurbishment of the existing car park
- No FSR or height controls apply
- Car parking well in excess of DCP (approx. 100 space surplus)
- Responded to Council's RFIs.
- Overview of design, elevations etc.

#### **PANEL COMMENTS AND ISSUES IDENTIFIED:**

- In relation to the existing subdivision consent the Panel want to understand the relationship between the existing approval and proposed works under this DA. Will it be surrendered, what was actually approved and whether it needs to be amended and any conditions that may or may not be relevant and impact upon the current proposal?
- The interface between the development, the streetscape and the surrounding rural residential houses needs to be understood. The location of the car parking and any proposed landscaping on the site will be important and this needs to be demonstrated through the provision of detailed cross sections.
- The Panel noted the proposed setback to the street of 2.7m and questioned the appropriateness of this in a semi-rural area.
- The Panel will consider the proposed development in relation to the context and balance of the site – particularly the interface with the carpark and what is proposed as the balance of the site under current approvals.
- The Panel note the adjacent aged care facility and existing site amenity given the size of the site.
- If not already provided a detailed landscape plan should be required.
- It is noted that any substation/s should be specifically noted on plans and located to provide clear access and to make sure they are isolated, protected and landscaped appropriately.

The Panel will undertake a site inspection in March and an assessment timeframe is to be scheduled