

RECORD OF SITE BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DETAILS OF SITE INSPECTION

DATE	Tuesday, 21 March 2023, 3.45pm to 4.00pm
LOCATION	Yalawanyi Gunyah, MidCoast Council Administration Centre, 2 Biripi Way, Taree

SUBJECT MATTER**PPSHCC-154 – MidCoast Council – DA2022/0943 – 2 Potoroo Drive, Taree – Mayo Private Hospital****PANEL MEMBERS**

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ben Lim-Cooper, Kieran Woodall and Bruce Moore
DEPARTMENT STAFF	Leanne Harris

KEY ISSUES DISCUSSED

- Panel members inspected the site individually.
- It is noted that the Applicant has provided Council with possible amended plans and a further briefing with the Applicant and the Panel is proposed on the 4th April.
- The proposed changes are minor and relate to an increased setback on the first floor to the front boundary.
- The Panel need to understand exactly which trees are proposed for removal and these need to be clearly marked on the plans. Tree removal should be avoided if possible.
- Boundary interfaces and retaining walls remain a key issue and detailed cross sections are required.
- It was noted that Council are currently considering a modification to the approved subdivision on the site. The status of this will need to be resolved and the Panel need to understand the approved subdivision plan and its relation to the proposed development as part of the Council's assessment report.