

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

PANEL REFERENCE, DA NUMBER & ADDRESS	MID COAST - PPSHCC-163 - DA2022/1362, 88 and 90 CORNWALL STREET TAREE 2430 Lot 6 DP666993 and Lot 56 DP626521
APPLICANT / OWNER	Mr Brad Delapierre, Mr Ellis Terrece Hutchinson, Maree Lisa Hile
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	<ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Greater Taree Local Environmental Plan 2010 Development Control Plan
CIV	\$8,492,217 (excluding GST)
BRIEFING DATE	8 February 2023

ATTENDEES

APPLICANT	<p>Cancer Care Associates: Karen Dawe and Damien Williams</p> <p>Essence: Jennifer Lavery and Jeff Hunter</p> <p>Team 2: Ben Fu</p> <p>Think Planners: Brad Delapierre and Emily Jacobson</p>
PANEL CHAIR	Alison McCabe (Chair), Tony McNamara, Alan Tickle and David West
COUNCIL OFFICER	Ben Lim-Cooper and Bruce Moore
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley

Council is yet to undertake its full assessment, 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: 30 November 2022

TENTATIVE PANEL SITE VISIT / BRIEFING DATE: March 2023

TENTATIVE PANEL DETERMINATION DATE: July 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

COUNCIL COMMENTS:

- Pre DA held and applicant has been responsive to Council's issues in the DA documentation.
- R1 General Residential zone and the development is permissible.
- The site is within close proximity to Taree Public Hospital and generally functions as a health precinct.
- Surrounded by a mix of residential houses and scattered medical facilities (mix of adaptive re-use and new builds)
- DA has been publicly exhibited and 25 submissions received + petitions
- Internal referrals undertaken – comments received but yet to be worked through.
- 8.5m height limit and 0.6:1 FSR applies under the LEP – Council yet to determine compliance.
- Council is in the early stages of assessment and is yet to interrogate the adequacy of the documentation including traffic and parking which is one of the main points of community concern.

APPLICANT PRESENTATION:

- Overview of project – comprehensive facility – designed to prevent patients needing to travel for care, design and operational hours, car parking etc
- Background to the funding and intended operation of the facility to minimise patient costs.
- Scale and elevations designed to respect the surrounding residential area and amenity including the retention of heritage street trees
- Overview of service utilisation and patient numbers related to car parking – reliance on drop off and patient transport with all appointments booked and scheduled
- Traffic report submitted including a local traffic survey
- Given the nature of the facility a detailed waste management plan has also been provided.
- Community engagement ongoing
- Pre DA held with Council and amendments made including reconfigured parking arrangements and amended landscaping

PANEL COMMENTS AND ISSUES IDENTIFIED:

- The Panel generally recognises the need for these types of facilities and understands the proximity to related health care facilities.
- Parking issues will be paramount. The Panel will need a very clear understanding of how the facility operates – short stay, visitors, on street parking, emergency vehicles/patient transport and numbers of staff on site etc all need to be considered in the assessment of the application. The applicant noted that an operational management plan had been supplied with the DA documentation.
- Compatibility and fit will also be of importance. The Panel will consider the built form and relationship to adjoining residential properties including the proposed car parking areas.
- Street trees, vegetation and landscaping on site will be important.
- Consideration will need to be given to the ambulance bay forward of the building line and the relationship to the street in terms of existing built form and garages
- Relationship of building to the street and adjoining properties will also be considered by the Panel. The Panel will need to understand the context with existing buildings and the scale and front and side setbacks.
- Given the number of submissions the Panel will undertake a Public listening exercise before the determination process. Council, the applicant and submitters will be invited to attend to address the Panel with any concerns and comments.
- The Panel expects the applicant to respond to the public submissions in a formal and factual manner to assist the Council with their assessment.

Public listening exercise proposed for March