

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 January 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-321 - Mid Coast - DA2024/0680 – Seniors Housing - 494 Wingham Road, Taree 2430

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Thomas O’Keefe, Alan Tickle
APOLOGIES	Roberta Ryan
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Errol Curran, Emma Pike, Natalie Kavanagh, George Wilson, Denis Hawkins, Gavin Maberly-Smith, Rebecca Plumsted, Joshua Moxey
COUNCIL ASSESSMENT STAFF:	Craig Wilkinson, Bruce Moore, Bailey Dark
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- DA is currently under preliminary assessment.
- Proposal is for a senior’s living concept DA with all dwellings being independent living units and various ancillary uses.
- Site is zoned R1 General Residential and is therefore permitted with consent.
- Council intends to issue an RFI covering water quality and engineering matters. Council is still assessing stormwater flooding, overland flows and localised flooding as well as the proposed batters, accessibility and relationship to adjoining properties.
- DPE Water and RFS have issued GTAs.
- Proposal is compliant with LEP development controls.
- DA includes stage 1 for the first 19 units.
- Overview of the surrounding uses and context provided.
- The site was previously rezoned and has a historical approval for a standard residential subdivision.
- Public notification completed (included written neighbour notification) and no submissions received.
- Traffic issues have largely been resolved in the locality with the construction of the existing roundabout with all access proposed off Marie Ave.

Planning Panels Secretariat

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APPLICANT BRIEFING

- Overview of the site provided.
- Explanation of the proposal and site context.
- No retaining walls proposed.
- Maintenance of vegetated part of the site proposed.
- Community centre proposed.
- Overview of stages - this application for stage 1 only (19 dwellings in 10 buildings)
- Accessibility throughout the site discussed.
- Four floorplan types, materials and colour palettes and different design options to provide variability across the site.
- Specialist investigations to support the DA and compliance with relevant legislation discussed.

PANEL COMMENTS

- In principle the Panel are supportive of the use of the land but will need to understand the detail particularly the engineering, levels, accessibility and interfaces.
- Detailed cross sections of all interfaces with adjoining properties and through the site are required. The Panel will be particularly interested in the transition to rural lands, relationship to existing dwellings on Wingham Road, streetscape presentation to Marie Avenue, landscaping, fencing and setback arrangements.
- Existing and finished levels need to be understood and RLs for each of the dwellings in stage 1 need to be shown on the plans.
- There needs to be sufficient detail for the concept DA so that the Panel can assess the degree of landform change and associated impacts.
- The application needs to be very clear in terms of what is being applied for and how under the concept the site will work and how everything is integrated.
- Accessibility and bus access to the site including level of servicing needs to be clarified.
- The Panel encourages the diversity and variability in design options across the site.
- Specific details on waste storage, collection and management are required.
- Landscaping screening is expected for waste storage and RV parking areas.

The Panel expect the applicant to keep liaising with Council and be responsive to any RFIs and will seek further briefings if required. The Panel encourage Council to complete their assessment and schedule the DA for determination.

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