

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 25 May 2020 at 11:30 am to 12:10 pm
LOCATION	Via teleconference

### BRIEFING MATTER

#### PPSHCC-37 – Central Coast Council – DA 163 2020

125 Johns Rd, 135 Johns Rd and 95 Murrawal Rd, Wadalba

Seniors Housing Facility comprising 199 Residential Units, Community Facilities & Associated Works

### PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Chris Burke and Kyle MacGregor
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Sandra Hutton

### OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Emily Goodworth, Andrew Roach, Shannon Butler, Janice Buteux-Wheeler, Brendan Dee, Danielle Allen, Jenny Mewing, Erin Murphy
OTHER	Jillian Sneyd

### KEY ISSUES DISCUSSED

- Concern is raised that the application has not adequately addressed the matters identified in the Site Compatibility Certificate (SCC) issued by the Panel. In particular:
  - The biodiversity impacts are not minimised through sensitive siting of the development, particularly the eastern part of the site. Concerns are raised in relation to the quality of the ecological report.
  - The road layout and future linkages identified in the SCC have not been adequately resolved.
  - The proposal does not respond to its topography. The extent of level changes, height and location of retaining walls and treatment at the boundaries is a significant issue.
- Additional reporting is being provided by Council regarding ecological impacts.
- The application has not addressed the relationship to site boundaries and neighbouring approved and existing development, in particular levels and retaining structures.
- The application has not adequately considered the future development potential of Lot A DP370424 and Lot B 369171 and impacts to future development.
- The proposal appears to result in significant non-compliances with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- Orientation of dwellings and solar access to open space areas appears compromised.
- These issues will require a significant major re-design of the development.

### Planning Panels Secretariat

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- The Panel understands that the matter will be assessed for a determination meeting based on the application as lodged and the additional ecological report commissioned by Council.

**TENTATIVE PANEL MEETING DATE: TBA**

## **Planning Panels Secretariat**

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