

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 3 June 2020
LOCATION	Via teleconference

BRIEFING MATTER

PPSHCC-40 – Port Stephens Council – DA 16-2020-136-1

795 Medowie Rd, Medowie

Construction and use of food and drink premises and two commercial tenancies with basement car parking

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton and Juliet Grant
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Ryan Palmer, Paul Le Mottee

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rean Lourens
OTHER	Ryan Falkenmire

KEY ISSUES DISCUSSED

- Interface with adjoining development – Additional information (including boundary cross sections) must be provided to clearly show the interface with approved development to the north and east.
- Impacts to residential amenity – The façade oriented towards the adjoining residential land must be redesigned to be sympathetic with the interface.
- Front setback and streetscape presentation – The proposal includes car parking forward of the building line, resulting in a compromised streetscape outcome.
- Public Art – The applicant must prepare concept public art designs in compliance with Council's Public Art Policy.
- Servicing – All servicing must occur onsite and should include delivery vehicles.

TENTATIVE PANEL MEETING DATE: 1 September 2020