

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 October 2020, from 9:30am to 10am
LOCATION	Via videoconference

BRIEFING MATTER

PPSHCC-49 – Maitland City Council – DA 2020/567 - 7 Martin Close and 42 Stronach Ave, East Maitland - Residential Aged Care Facility (SEPP Seniors Living), demolition and signage

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant and Sally Halliday
APOLOGIES	Sandra Hutton and Peter Garnham
DECLARATIONS OF INTEREST	Juliet Grant realised during the briefing that City Plan Services had provided a BCA report for this development application. While Ms Grant does not work for CityPlan Services, she felt that a reasonable person might perceive that she has a conflict due to the connection between this company and her employer. Ms Grant therefore left the briefing immediately and did not participate in any further consideration of the development application.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Leanne Harris and Kristy Cousins
OTHER	

KEY ISSUES DISCUSSED

- Four (4) submissions received
- Applicant and submitters will be given an opportunity to address the Panel prior to determination of the application
- Setbacks from the adjoining residential lots noted
- Relationship to reserve
- Additional clarification required to determine the hardstand and landscaping on riparian corridor edge
- Need to avoid a hard edge to riparian corridor and understand boundary conditions – including any retaining walls and impact on vegetation
- Appropriateness of emergency access point - further detail is required to determine whether this is an appropriate width. Needs to be relocated further away from 44 Stronach Avenue
- Consider landscaping interface with 6 Martin Close and location of pathways
- Amenity for occupants has been well considered

TENTATIVE PANEL MEETING DATE: December 2020

Planning Panels Secretariat

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