

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 5 May 2021, 11:45am and 12:50pm
LOCATION	Via MS Teams videoconference

BRIEFING MATTER

PPSHCC-74 – MidCoast – MOD2021/0018 - 34 West St, Forster

Mixed Use Development including seniors living, residential apartments and a civic precinct

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton and Juliet Grant,
APOLOGIES	None
DECLARATIONS OF INTEREST	Karen Hutchinson and Troy Fowler

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Lisa Proctor, Adam Matlawski, Bruce Moore, Paul DeSzell, Geoff Dowling and Sarah Butcher
DEPARTMENT	Leanne Harris and Lisa Foley

KEY ISSUES DISCUSSED

- Previous 4.55(1A) modifications were not referred to Panel, as per State and Regional Development SEPP. This modification is referred to Panel as a 4.55(2) being Council related development.
- Inconsistencies in the plan set.
- Cinema, nightclub and childcare are shown on the plans. These need to be removed and it must be noted what these spaces are intended to be used for. Amended plans have been requested.
- The application needs to clearly detail the modifications sought (via a table in the SEE) and clear plans are required:
 - Approved plans
 - Approved plans with modifications shown
 - Complete set of clean plans for the modification
- Every proposed modification needs to be outlined and detailed on the plans and every change needs to be described in the SEE and compared to the approved development and justified.
- Levels 4 and 5 of Bldg A show a floor height of 2.2m which is incorrect. The Panel expects this set of modifications to correct any errors.
- A height plane needs to be lodged. The Panel needs to understand the variance from the approval as well as the variance to the LEP height and FSR controls. The information lodged is not sufficient to properly assess the impacts of the proposed height or FSR increase.
- Parking compliance needs to be clarified.

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- Assessment of visual impacts is not adequate and the Panel expects this to be assessed in terms of RLs, surrounding height standards, surrounding buildings, topography, view catchments etc. with accurate photomontages.
- Shadow diagrams need to clearly indicate the extent of impact of the modification – ie compared to what was approved.
- ADG gives minimum ceiling heights and the Panel expects compliance with this. Ceiling levels need to be shown.
- Social outcome from change from Seniors Living to standard residential. The SEE should analyse the need for Seniors Living and the impact of the proposed modification.
- DA currently on exhibition – no submissions received to date, but open until 12 May 2021.
- The Panel noted that a request for further Information was sent to applicant – response due 7 May 2021.
- Council assessment report to address the reasons for the Panel’s original approval and whether the proposed modifications are consistent with that.
- The assessment needs to detail how the development is substantially the same.
- The Council should take the opportunity to resolve design issues or errors as part of this modification process.
- Further consideration should be given to the garbage storage on Lake Street, landscaping, and the Lake Street basement extending to the boundary. Plans may need to be modified accordingly.

TENTATIVE PANEL MEETING DATE: June or July