

RECORD OF BRIEFING**HUNTER CENTRAL COAST PLANNING PANEL****BRIEFING DETAILS**

BRIEFING DATE / TIME	Wednesday, 15 September 2021, 2pm - 2:30pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-80 – Lake Macquarie – DA/202/2016/A - 64, 66, 68, 70 and 72 Warners Bay Road, Warners Bay - Modification of approved residential aged care facility – change of building design and reduction in beds.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Sandra Hutton and Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Jason Pauling

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Amy Ryan and Liz Lambert
OTHER	None

RSD TEAM

CASE MANAGER	Leanne Harris
PROJECT OFFICER	Lisa Foley

KEY ISSUES DISCUSSED

- The Council issued a detailed RFI in July and a response has now been received.
- Plans have been provided to address whether the development is substantially the same and Council now needs to complete its detail assessment of this.
- Zoning and permissibility questions have been addressed.
- Further details have been provided in respect of landscaping, fencing, flood planning constraints, acoustics, visuals and building heights.
- Council should detail what was previously approved and compare to what is now proposed so it is clear for the Panel.
- The Panel specifically wants to understand any changes to the boundaries – this includes the side driveway, acoustic fencing / treatments.

Planning Panels Secretariat

- Tree removal needs to be specifically dealt with and assessed, particularly where any additional tree removal / impacts are proposed and why trees on the boundaries need to be removed (trees 23, 24, 35 and 26 specifically).
- The Panel questioned the flood refuge area and how this would work.
- The Council assessment report needs to ensure that any previous conditions imposed by the Panel are addressed.
- Detailed cross sections are required to demonstrate boundary impacts particularly for the driveway interface and the Panel expects a good landscaping amenity on this boundary.
- The assessment report needs to include a description of how the consent is to be modified and which conditions are to be modified / deleted and/or replaced.
- A track changes version of the conditions is required to assist the Panel in its determination of the application.

IS THE APPLICATION READY FOR DETERMINATION? YES

YES: DETERMINATION DATE: Thursday, 11 November 2021