

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 7 December 2021 – 9:30am to 10:30am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-88 – Central Coast - DA/201/2018 – 390 Pacific Highway, Wyong – three lot development

PANEL MEMBERS

IN ATTENDANCE	Juliet Grant (Chair), Susan Budd, Heather Warton, Greg Flynn and Tony Tuxworth
APOLOGIES	None
DECLARATIONS OF INTEREST	Sandra Hutton
EXCLUDED BY OPERATIONAL PROCEDURES <i>Sat on original DA</i>	Alison McCabe (Chair) Clare Brown and Marcia Doheny

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Janice Buteaux-Wheeler and Emily Goodworth
OTHER	Eliza Williamson (observing)

RSD TEAM

SENIOR PLANNER	Carolyn Hunt
PROJECT OFFICER	Lisa Foley

KEY ISSUES DISCUSSED

- Original application history and determination outcome
- Review application proposal, noting it includes subdivision and seniors housing components
- Site suitability issues for residential aged care facility, including flooding,
- Internal referrals undertaken, with some comments outstanding
- Consultation with TfNSW in relation to infrastructure works in the road reserve and implications of other agency requirements – comments yet to be received
- Bushfire prone land and RFS requirement for emergency access to the highway
- Adequacy and consistency between documentation, in particular - proposed tree removal, vegetation maintenance, relationship to servicing plans, site contamination/location of fill, and variation to height

- Location of sewer main and implications of relocation required to cater for identified road widening and impact on neighbouring properties
- Ancillary uses and alignment with the B6 zone and consideration of additional traffic implications
- Location and construction of roads being identified in the DCP but no supporting contributions plan
- LEC appeal lodged
- Assessment report to be prepared for determination based on the submitted documentation

IS THE APPLICATION READY FOR DETERMINATION?

YES: **DETERMINATION DATE:** Tuesday, 8 March 2022

ISSUES TO BE RESOLVED:

1. Clarification of proposed development and adequacy of support documentation
2. Site suitability for residential care facility
3. Natural hazards and integration of agency requirements

Planning Panels Secretariat

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