

## Record of Kick-Off Briefing Meeting Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-96 – Central Coast – DA/1276/2021 - 35 McPherson Road, Mardi
<b>APPLICANT / OWNER</b>	Amanda Hill / Yerin Eleanor Duncan Aboriginal Health Services
<b>APPLICATION TYPE</b>	CIV > \$5M - Private infrastructure and community facilities
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5, Schedule 2, State Environmental Planning Policy (State and Regional Development) 2011
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Coastal Management) 2018 State Environmental Planning Policy No. 55 – Remediation of Land Wyong Local Environmental Plan 2013 Draft Central Coast LEP
<b>CIV</b>	\$8,231,000.00 (excluding GST)
<b>MEETING DATE</b>	3 November 2021

### ATTENDEES

<b>APPLICANT</b>	Amanda Hill on behalf of Yerin Eleanor Duncan Aboriginal Health Services Paul Hussein Belinda Field
<b>PANEL</b>	Alison McCabe, Chair Angus Gordon, Expert member Tony Tuxworth Greg Flynn
<b>COUNCIL</b>	Nathan Burr and Emily Goodworth
<b>CASE MANAGERS</b>	Alexandra Hafner and Carolyn Hunt
<b>RSDA TEAM</b>	Lisa Foley

## ISSUES LIST

- Introductions
- Applicant summary
  - No increase to existing GFA or HOB, setbacks and existing façade and roof form.
  - Internal modifications to create the floor space and rooms required for the community facility, new sanitary facilities including ambulant and disabled sanitary facilities.
  - New external access ramp and stairs with new permeable car parking area at the front of site.
  - Site vacant since 2020. Current owners purchased site in April 2021.
  - Proposed hours of operation: Monday to Friday, 9am to 5pm. 89 staff to be employed under a staggered roster with the proposed facility to offer an in-reach and outreach program.
- Council summary
  - Site zoned E3 – Environmental Management, proposed change of use into a community facility and adjoins RE1 zoned land (Crown land).
  - Public exhibition underway, nil submissions received to date.
  - Clause 7.3 of the LEP not engaged.
  - Clause 5.21 of the LEP contains flooding considerations.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Hunter and Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

## KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Categorisation of proposed development and permissibility.
- Lot boundaries and zoning.
- Significant flood issues, proposed flood levels and access arrangements.
- Transport and traffic.
- Community and access to services.

## REFERRALS

### Internal

- Traffic engineers
- Building Surveyor
- Development Engineer
- Ecologist
- Environmental Health
- Contributions
- Tree Assessment

### External

- NSW Rural Fire Service
- Natural Resource Access Regulator

**RFI SUBMISSION DATE** – Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued.

**TENTATIVE PANEL BRIEFING DATE - 16 February 2022**

**TENTATIVE PANEL DETERMINATION DATE - 18 May 2022**