

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 3 March 2022, 2:35pm and 3:35pm
<b>LOCATION</b>	MS Teams videoconference

### BRIEFING MATTER

PPSHCC-96 – Central Coast – DA/1276/2021 - 35 McPherson Road, Mardi - Community Facility

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Juliet Grant, Angus Gordon and Tony Tuxworth
<b>APOLOGIES</b>	Greg Flynn
<b>DECLARATIONS OF INTEREST</b>	None

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Nathan Burr and Emily Goodworth
<b>DEPARTMENT STAFF</b>	Leanne Harris, Carolyn Hunt and Lisa Foley

### KEY ISSUES DISCUSSED

- Permissibility and characterisation of the development to be confirmed
- Overview of proposed development
- Key Issues include:
  - Flooding
    - Transition from previous use as a nursing home, including previous flood evacuation requirements
    - Extent of flood impact and potential risk to life
    - Inundation of the buildings by fast flowing water, with access to the site being closed prior to buildings being inundated
    - Flood evacuation warnings and timing of warnings
    - Occupation of the building during daylight hours only
    - Use of flood resistant/waterproof materials in renovation
    - Development is contingent on flood evacuation responses and flood management plan
    - Operations Flood Management Plan, prepared by applicant in consultation with flood consultant, with consideration of independent early warning system, building alarm system, designated on-site flood wardens, staff training, operational procedures and policies
  - Traffic generation and impact on intersections/local road network and proposed TfNSW highway upgrades

- Encroachment onto adjoining land – to be confirmed with consultation with Crown Land undertaken, noting that owner's consent may be required

**TENTATIVE DETERMINATION DATE SCHEDULED FOR – 18 May 2022**

**Planning Panels Secretariat**

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