

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 23 September 2021, 9am and 9.50am
<b>LOCATION</b>	videoconference

#### BRIEFING MATTER(S)

PPSSEC-130 – Bayside – DA-2021/95 at 119 Barton Street Monterey

Nursing Home

Integrated Development - Demolition of existing structures and construction of part 2 and part 3 storey residential aged care facility comprising of 137 rooms including basement level parking and fencing.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Jan Murrell (Chair), Roberta Ryan, Michael Sheils, Paul Pappas
<b>APOLOGIES</b>	Carl Scully
<b>DECLARATIONS OF INTEREST</b>	Ed McDougall and Michael Nagi both declared a conflict of interest and did not participate.

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Michael Maloof, Pascal Van de Walle
<b>OTHER</b>	Brianna Cheeseman – Planning Panels Secretariat

#### KEY ISSUES DISCUSSED

- Overview of application
- Building height
- Loss of privacy and amenity to surrounding residential properties
- Engineering matters
- Configuration of the building form and Streetscape
- Environmental Health - insufficient acoustic and odour information
- Contamination
- Site is a battle-axe allotment which is surrounded on all sides by the rear yards of detached dwellings and villas in the R3 Medium Density Residential zone
- Design Review Panel comments including building layout and arrangement of wings/ rooms on the site
- The Panel would like to see Urban Design sketches
- Carparking

The Panel requests a briefing with the council and the applicant on 14 October 2021 to discuss the rationale for the design and the inherent external and internal impacts. The progress of the necessary contamination reports.

#### SUBMISSIONS

- 13 submissions received; unique issues raised include:
  - o Traffic and carparking
  - o Streetscape and visual impact
  - o Intensity of development

#### Planning Panels Secretariat

- o Building height
- o Amenity

**ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: 9 December 2021**

**Planning Panels Secretariat**

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