

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 14 October 2021
<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, Luis Melim
<b>APPLICANT REPRESENTATIVES</b>	Lauren Manias, Tom Cook, Nick Winberg, Mark Boffa; Anthony Boskovitz
<b>OTHER</b>	Holly McCann, Stuart Withington – Planning Panels Secretariat

**KEY ISSUES DISCUSSED**

- Compliance and Relevant instruments for assessment of DA, including provisions for: height; storeys; setbacks; and character of area.
- Design rationale for proposed built form on the site.
- SEPP 55 requirements to be satisfied for site contamination.
- Suitability of the development for the site.

**SUBMISSIONS**

- 13 submissions received; unique issues raised include:
  - Traffic and carparking
  - Streetscape and visual impact
  - Intensity of development
  - Building height
  - Amenity, privacy and overshadowing impacts.

**FUTURE ACTION**

- Applicant and Council to continue discussions with the aim to narrow issues as far as possible.
- Council Officers to prepare assessment report.

- Site inspection only with: Panel members; Officers of Council; and Applicant's architect and planner. The Applicant is to make a height pole available for the inspection and prior to this arrange for a surveyor to peg out on the ground where the three storey component is proposed to be located on the site.
- **Final meeting and determination date 9th December to commence at 9am.**

**Jan Murrell**  
**Chair**