

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 4 March 2020, commencing at 1:25pm and concluding at 1:55pm Site inspection undertaken during briefing
LOCATION	10 Denning Street, THE ENTRANCE

BRIEFING MATTER

PPS-2019HCC002 – Central Coast Council – DA/1483/2018 - 1-5 Short Street and 10 Denning Street, THE ENTRANCE - Masterplan application Mixed Use Retail & Residential Development Incorporating 80 Residential Units

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Sandra Hutton, Kyle MacGregor and Chris Burke
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Shannon Butler, Salli Pendergast, Mark Dowdell, Steven McDonald
OTHER	Jillian Sneyd (external independent planner engaged by Council to assess application)

KEY ISSUES DISCUSSED

- Panel members were advised of the history of the site.
- A previous Development Application for a similar proposal was refused by the JRPP on 31 May 2018.
- The subject Development Application was lodged in December 2018 and the JRPP was previously briefed on 18 March 2019.
- The composition and context of the subject site was discussed.
- It was advised that assessment staff have met with the applicant and consultants on two occasions since the panel briefing.
- An amended scheme and supporting documentation were lodged in December 2019. The amended proposal has been notified and 16 submissions were received. Internal and external referrals were sent and the majority have responded.
- The remaining issues and concerns relating to the proposal were discussed which include:
 - Adequacy of details provided to undertake the assessment and staged development approach.
 - Lack of detail of the overall concept i.e: setbacks and floorplates, section profiles, and public domain improvements.
 - Lack of a measurable framework as the foundation for a future detailed DA.

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- Compliance with the provisions of WLEP and WDCP provisions – specifically design excellence provisions.
 - Urban design outcomes and relationship to adjoining and nearby development.
 - Impacts upon the adjoining and nearby development.
 - Heritage matters.
 - Urban design outcome of providing the public carparking component above the retail level within the podium.
 - Efficacy of Theatre Lane to provide servicing to The Entrance Road properties and the location of existing services within Theatre Lane.
 - Material public benefit proposed and method of delivery.
- The Chair noted and acknowledged the outstanding issues.
 - Panel members queried whether the proposal could reasonably be amended to satisfy the issues.
 - Panel members noted the length of time the matter has been under assessment and Council officers' concerns regarding the adequacy of the application.
 - Consideration could be given to one final attempt being given to the applicant to amend the proposal to satisfy outstanding issues.
 - In the event of a meeting being arranged with the applicant, strict timeframes for the submission of an amended scheme are to be outlined and a reporting timetable identified.
 - The Chair advised that a further status update briefing should be arranged for in May, and that if the matter was not progressing a report should be prepared for the matter to be determined.

TENTATIVE PANEL MEETING DATE: Further status update briefing in May