

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday 25 May 2020, commencing at 11:10am and concluding at 11:30am
LOCATION	Via teleconference

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 110 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, Emily Goodworth and Andrew Roach
OTHER	Jillian Sneyd (external independent planner engaged by Council to assess application)

KEY ISSUES DISCUSSED

- An overview of the current status of the application was provided in summary as follows:
 - Previous advice from the last Panel briefing was considered internally and it was resolved to provide the applicant with one final opportunity to address the remaining issues.
 - A detailed email was sent to the applicant outlining the remaining issues and a subsequent meeting held with the applicant on 18 May 2020.
 - The applicant provided an undertaking to submit additional information/amended plans on, or before 24 June 2020.
 - Factoring in re-notification/re-advertising, internal and external referrals and internal reporting timeframes, it is anticipated that a report is likely to be forwarded to the Panel for determination in September/October 2020.
- 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.
 - Need for the detail provided, and the 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.

- Compliance with the provisions of WLEP and ADG provisions. Design excellence to be addressed in detail.
- Too much detail provided for tower element and lack of information on treatment of podium parking levels.
- Urban design outcome of providing the public carparking component above the retail level within the podium.
- The chair suggested that the applicant be pointed to examples of Masterplan applications in other LGA's to enhance their understanding.
- The chair requested that assessment staff ensure that all remaining matters are outlined in writing to the applicant.
- The chair noted that as a Council site and Development Application, the development should provide a benchmark of suitable development.
- The chair advised that a further status update briefing should be arranged following the re-notification/re-advertising period of the amended plans to ensure the September/October reporting timeframe can be met.

TENTATIVE PANEL MEETING DATE: Further status update briefing following re-advertising/re-notification of amended plans and additional information (likely to be in August 2020).