

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 14 June 2023, 2:30pm and 3:20pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-193 – Central Coast Council – DA/619/2023 - 9-33 The Entrance Rd, The Entrance - Shop-top housing (mixed use) development

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Tony Tuxworth and Greg Flynn
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alexandra Hafner, Rebecca Cardy, Tania Halbert and Emily Goodworth
DEPARTMENT STAFF	Leanne Harris, Lisa Foley and Lisa Ellis

KEY ISSUES DISCUSSED:

COUNCIL:

- Council provided an overview of sites 1 and 2 and surrounding context. The site is zoned B4, has low density residential immediately adjacent and is subject to flooding.
- Site 1 contains the El Lago Tourist Park (Campervans / temp accommodation) and a local heritage item and Site 2 is vacant
- Site is constrained by the heritage item (The Lake House) and adjacent Norfolk Palms street trees which are also local heritage items.
- Council considers this an 'iconic development site'.
- Multiple towers proposed – 6 to 9 storeys
- Application includes a clause 4.6 variation for height exceedance.
- FSR generally complies.
- Parking needs to be assessed.
- Notified from 19 May to 16 June 2023, approx. 15 submissions received (HOB, FSR, privacy, overlooking, urban design, character, traffic generating development, parking, overshadowing, existing flood, pedestrian safety, etc

- Applicant did attend a pre-DA in March 2022 however the advice was not followed and this development proposal is significantly more intensive.
- In its preliminary assessment Council considers that the building height and mass completely dominate the heritage item and design does not respond appropriately to view corridors.
- Council noted there are social impact implications with the existing temporary accommodation uses.
- Lack of private / public domain.
- No masterplan or precinct plan has been provided and Council consider there is a need for pedestrian and vehicle through site links to be maintained.
- Roof top terraces – council will need to consider objections, amenity

PANEL:

- Whilst it is noted that a Heritage Impact Assessment was prepared and submitted further consideration needs to be given to the curtilage and setting of the heritage item and the need for a heritage management plan to secure ongoing conservation measures.
- It is also noted that proposed Building C encroaches onto mapped heritage item. The scale, relationship and setbacks to the heritage item are paramount and need further consideration.
- The Panel is of the view that a detailed urban design study should set the design principles for the site and that the ADG requires a precinct plan addressing detailed site and contextual analysis. Design excellence principles should be considered.
- There must be a social impact assessment for displacement of existing residents and Council will need to investigate the tenure of people of living on the site, the regulatory framework and circumstances and approval history as part of its assessment.
- The Panel are not clear on arguments for clause 4.6 variations and would expect compliance with ADG on a relatively unconstrained site.
- The proximity and scale relationship of the development to the heritage item is of concern.

The Panel expect Council to provide clear direction to the Applicant regarding design principles and to take a position on fundamental planning outcomes in their RFI. A further briefing will be scheduled when the assessment is progressed.

A public determination meeting will be required.