

**RECORD OF PRELIMINARY BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 31 January 2024
<b>LOCATION</b>	MS Teams Teleconference

**BRIEFING MATTERS**

PPSHCC-267 – Central Coast – DA/2396/2023 – 29-31, 41-45 Victoria Street, 16 and 20 Brougham Street, 27 and 27A Adelaide Street, East Gosford.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Greg Flynn
<b>APOLOGIES</b>	Tony Tuxworth
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	David Norris, Rachel Hulks, Michael Leavey, Rod Faucheux, Jarek Knoppek, Robert Day,
<b>COUNCIL ASSESSMENT STAFF:</b>	Ailsa Prendergast, Emily Goodworth
<b>DEPARTMENT STAFF</b>	Leanne Harris and Holly McCann

**COUNCIL BRIEFING:**

- DA is currently on notification (3 submissions to date).
- Proposing alterations and additions to existing hotel and bottle shop, 60 room motel and new car parking.
- Existing motel, bottle shop, carwash and commercial premises to be demolished.
- Site is zoned E1 Local Centre and the proposed works are permissible.
- The development is within the LEP controls for height and FSR.
- DCP variance to car parking is being sought – need 200 spaces and 148 spaces are being proposed with variation sought on the basis of concurrent and peak times of use and provision of a shuttle bus.
- DA has been referred to NSW Police for comment.
- TfNSW are supportive subject to local assessment and conditions.

**APPLICANT PRESENTATION:**

- Overview and background of the John Singleton Group.
- Description of the site and locality.
- Existing hotel, bottle shop and drive-through, former motel, car wash and commercial building.

**Planning Panels Secretariat**

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- Overview of proposed new works to hotel bottle shop and new motel with new driveway access arrangements to facilitate on site deliveries and waste management arrangements.
- Car parking needs, traffic analysis, dual use and shuttle bus service explained
- Overview of design, elevations and architectural impressions.
- Range of supporting plans and documents provided.
- Objectives of the proposal, better internal / external space and amenity, no change to gaming proposed.

#### **PANEL COMMENTS:**

- One of the key issues will be car parking and traffic generation and the assessment needs to consider the adequacy of the justification for the DCP variation being proposed and assumptions such as reliance on on-street parking.
- The Panel will want to understand that the site can functionally operate for the various uses including deliveries and waste management etc as well as the inter-relationship of the uses on the site in relation to the proposed car parking arrangements.
- The Panel want clarification on the degree of change from the existing hotel so that impacts can be properly assessed (no. of patrons, no. of gaming machines, seats, operating hours etc).
- The Panel expect that a development of this nature with dual uses will need a comprehensive plan of management, and this should form part of the DA documentation.
- A Social Impact Assessment needs to be prepared by a suitably qualified consultant and must meet the relevant guidelines and consider factors such as alcohol consumption, gambling, any existing hotel infringements and the relationship between the hotel and the motel.
- The Panel expect the assessment to consider hours of operation and acoustic impacts.
- Clear plans and cross sections are required to demonstrate any vegetation removals (including why vegetation on boundaries would warrant removal), change in levels across the site and relationship to boundaries.