

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 9 July 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-273 – Central Coast – DA/882/2021/A – 19-21 Bias Avenue, Bateau Bay 2261 – Senior Housing Development

PANEL MEMBERS

IN ATTENDANCE	Roberta Ryan (Acting chair), Tony McNamara, Susan Budd, Tony Tuxworth, Greg Flynn
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Alison McCabe – declared a conflict of interest as she has previously provided expert advice to the applicant on an un-related site.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Tania Halbert and Emily Goodworth
DEPARTMENT STAFF	Leanne Harris and Holly McCann

KEY ISSUES DISCUSSED

- Council has reviewed the modification application and is generally satisfied that it is substantially the same as the approved DA under the provisions of s4.55.
- Modifications are proposed to buildings 2, 5 and 6.
- Increase in no of apartments from 180 to 182 units.
- The Panel notes the concerns of the objectors along the site's eastern boundary and the modifications are not increasing impacts to this boundary (balcony locations, privacy etc)
- Council is seeking clarification on the height changes proposed.
- The modification largely relates to changes to the internal configuration.
- Two unique submissions received in response to the public notification process.
- Applicant has had ongoing consultation with neighbours since the issue of the DA consent.
- SEPP 65 matters still being assessed and considered.
- Waste details being assessed.
- Plans showing comparison between original and proposed have been requested and received.
- Changes to external finishes need to be further considered.
- Visual impacts of plant on the roof need to be specifically considered and the Panel want to understand the need for encasement or the like.
- An amended acoustic report submitted for the revised plant location with no additional impacts.
- Referral to TfNSW – still outstanding.

- Need to make sure the modification does not impact adversely on the residents to the east.

The Council will issue a further RFI for clarification of some issues and the Panel expect the assessment to be completed as efficiently as possible and reported for determination.

Planning Panels Secretariat

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