

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 November 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-322 – Central Coast – DA/1283/2024 - 46 The Esplanade, Ettalong Beach NSW 2257 - Shop top Housing

PANEL MEMBERS

IN ATTENDANCE	Roberta Ryan (Acting Chair), Tony McNamara
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Alison McCabe declared a conflict of interest due to the applicant being a client of her consultancy business (SJB Planning)

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Alex Kyrikos, Martin Bilbe, Anthony Kelly, Mathew Wales
COUNCIL ASSESSMENT STAFF:	Alex Allouche, Emily Goodworth, Katrina O'Malley, Tania Halbert, Col Downey and Andrew Dewar, Nathan Burr.
DEPARTMENT STAFF	Leanne Harris and Holly McCann

COUNCIL BRIEFING

- Demolition of existing structures and construction of a 4 storey shop top housing development with a level of basement parking proposed.
- Overview of the site and surrounding uses.
- Adjacent local heritage item - impacts being considered from an urban design perspective.
- Zoned E1 local centre and proposal permitted with consent.
- The application is seeking to benefit from clause 4.3A(7) uplift in height, and clause 4.4B(6) uplift in FSR and council still assessing and validating compliance with these clauses.
- Site subject to flooding
- Overview of strategic planning history
- Site specific DCP applies to this site and proposal needs to be assessed against this. Initial assessment appears to address the DCP requirements but subject to further review.
- In excess of 10 submissions received during public notification.

APPLICANT BRIEFING

- Background - application follows from a previous planning proposal (PP) which sought to increase maximum height and FSR consistent with Ettalong Town Centre.
- Design concept presented as part of the PP proposal.

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- DA reflects the design previously supported for this site and fits with the DCP implemented at the time of the rezoning.
- Overview of the design process.
- View corridors critical part of the process.
- Building steps up from the boundaries.
- ADG compliance and achieves 70% compliance for solar access
- Linear form, trying to achieve good privacy and amenity outcomes.
- Interface between the street and activation of public realm.

PANEL COMMENTS

- Given the flood affectation assessment of flooding impacts are a key issue. The Panel want a detailed and factual understanding of the flooding implications, warning times and evacuation plans assess against clause 5.21 of the LEP.
- The Panel noted the visual impact assessment on the basis of future view loss.
- The Panel questioned the servicing arrangements for the small commercial tenancies for waste and deliveries and expect this to be included in the assessment.
- The Panel understand that the Council is in the early stages of assessment and will need to give due consideration to traffic, parking and impacts on the adjacent local heritage item as well as compliance with the relevant planning controls.
- The Panel will seek further briefings if required but seek to have the DA assessed and determined efficiently.
- The Panel will need to hold a public determination meeting given there are more than 10 public submissions and will hear from all those submitters wishing to address the Panel.

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