

Record of Kick-Off Briefing Meeting Hunter and Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-86 – Central Coast - 882/2021 – 19-21 Bias Avenue, Bateau Bay
APPLICANT / OWNER	Robert Bisley / Uniting Church of Australia Property Trust
APPLICATION TYPE	Development Application with CIV > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Capital investment value > \$30M
KEY SEPP/LEP	<p>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>State Environmental Planning Policy No. 64 – Advertising and Signage</p> <p>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</p> <p>State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004</p> <p>State Environmental Planning Policy (Koala Habitat Protection) 2021</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>Wyong Local Environmental Plan 2013</p>
CIV	\$162,392,923.00 (excluding GST)
SCHEDULED MEETING DATE	8 September 2021

ATTENDEES

APPLICANT	Robert Bisley, Paul Jones, Caine King, Mel Krzus, Milica Bircakovic and Adrian Ciano
PANEL CHAIR	Alison McCabe
COUNCIL OFFICER	Salli Pendergast and Emily Goodworth
CASE MANAGER	Alexandra Hafner and Leanne Harris
RSDA TEAM	Lisa Foley and Angela Kenna

ISSUES DISCUSSED

- Introductions
- Council introduction:
 - Pre-DA meetings undertaken with early identification of issues and responses provided
 - Exhibition extended until 28 October to allow time for community consideration
 - Existing aged care facility with the main lot comprising the site zoned R1 (3.76Ha), with a smaller adjoining lot zoned R2 site (623sqm), low density residential surrounding to the east and south with existing aged care facilities nearby.
 - No LEP height or FSR controls applicable under WLEP 2013 – planning controls under SEPP (HSPD) apply.
- Applicant introduction:
 - Site location
 - Background of Uniting and triggers for the project
 - Site analysis and considerations
 - Masterplan
 - Specialist report and investigations
 - Community consultation and engagement
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Hunter and Central Coast Regional Planning Panel and therefore is not limited to the detail contained herein.
- Juliet Grant has declared a COI.

KEY ISSUES FOR CONSIDERATION

- Height, bulk and scale.
- Zone interface with neighbours, boundary treatment and residential amenity.
- Parking provision at grade and not basement – implications for design, traffic and parking.
- Submissions.
- Flooding impacts, site location on flood affected lands – although flood report shows not significant.
- High water table and acid sulfate soils.
- Bushfire and appropriate APZs.
- Biodiversity and tree removal.
- Staging.
- Seniors SEPP and draft Housing SEPP (savings provisions means it won't be an applicable EPI if finalised – just a matter for consideration).
- Social impact considerations and obligations of developer to ensure needs of vulnerable individuals are met.
- Eastern boundary interface and levels require further analysis.
- Street address and presentation requires masterplan and urban design considerations.
- Vegetation and BDAR, supporting vegetation on rest of site.
- Design, character and landscape and built form outcome.

REFERRALS REQUIRED

External

- NRAR
- NSW RFS
- RMS

Internal

- Senior Development Engineer, Traffic Engineer, Water and Sewer Engineer, Social Planner, EHO Environment, EHO Health, Architect, Ecologist, Arborist, Waste Officer.

TENATIVE PANEL BRIEFING DATE – 3 November 2021

TENTATIVE PANEL DETERMINATION DATE – 16 March 2022