

**RECORD OF BRIEFING
Hunter & Central Coast Regional Planning Panel****BRIEFING DETAILS**

BRIEFING DATE / TIME	Wednesday, 3 November 2021
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-86 – Central Coast - 882/2021 - 19-21 Bias Avenue, Bateau Bay - Staged Seniors Housing Development & Ancillary Uses - Demolish of Existing Structures & Associated Works

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe, Chris Wilson, Susan Budd, Tony Tuxworth and Greg Flynn
APOLOGIES	None
DECLARATIONS OF INTEREST	Sandra Hutton and Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Salli Pendergast, Tania Halbert and Emily Goodworth
OTHER	None

RSD TEAM

CASE MANAGER	Carolyn Hunt
PROJECT OFFICER	Lisa Foley

KEY ISSUES DISCUSSED

- Outline of proposal, site, zoning and surrounding development provided.
- Bulk earthworks and the proposed impact on the existing trees on site and neighbouring properties were outlined.
- Preservation of boundary vegetation/tree canopy are to be considered to ensure the maintenance of the character of the area.
- Additional boundary setbacks and lack of detail provided in visual impact assessment of the development (including the number of storeys) requires further consideration and possible amendments to plans.
- Zone boundary transition and potential impacts are to be outlined in the assessment report.

- Baseline controls are to be identified for the site and surrounding land, to enable the identification of the character and context of the surrounding area and compatibility of the proposed development – noting the low scale nature of the surrounding development.
- Adequacy of communal open space is to be investigated.
- Social Impact Assessment inadequacy and lack of consultation, including consideration of the transition phase during and post construction for existing residents.
- Internal referrals to be received.
- Issues raised in the submissions are to be addressed by the applicant and outlined in the assessment report.
- Notation of matters raised in pre-lodgement discussions that are not included in the development design and submitted application.
- Additional information is to be requested.
- Potentially an overdevelopment of the site based on the character and form of development that could be expected on the site and surrounding the site.

IS THE APPLICATION READY FOR DETERMINATION?

NO: NEW DETERMINATION DATE: TBA

ISSUES TO BE RESOLVED:

1. Impact of the development on the character of the area, in relation to vegetation removal, boundary setbacks, design, open space provision and consistency with development in the area.
2. Social impact on existing residents.
3. Density and scale of the development.

Planning Panels Secretariat

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