

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 10 February 2022, 10:35am - 11:45am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-86 – Central Coast– DA/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 (Chair), Chris Wilson, Susan Budd and Tony Tuxworth
APOLOGIES	Greg Flynn
DECLARATIONS OF INTEREST	Juliet Grant and Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Salli Pendergast and Emily Goodworth
APPLICANT	Adrian Ciano, Ambrus C Biro, Hayden Dimitrovski, Josie Hills, Mel Krzus, Milica Bircakovic, Neil Gardner, Paul Jones, Robert Bisley, Geoff Olson and Leigh Tunbridge
DEPARTMENT	Jeremy Martin and Lisa Foley

APPLICANT SUMMARY

- Applicant has reviewed the Council's RFI and indicated that amendments are proposed to be made to the DA are on track for a formal response to be submitted to council. Applicant stepped through the key changes to the plans.
- Applicant addressed the concerns regarding the intensity of the development.
- Community consultation methods discussed at length. Community feedback and dialogue ongoing with existing residents on site until 13th March 2022.

KEY ISSUES DISCUSSED

- Community feedback – addressing the concerns of residents and neighbours. Ensuring appropriate discussions of the staged development and construction with various residents.
- Eastern boundary interface amendments a major improvement to the original design. Removal of a level and increased setbacks responds to RFI concerns with a reduction in bulk

Planning Panels Secretariat

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and scale and tree removal, and improvements in privacy impacts, CPTED, and scale relationships.

- Internal site amenity substantially improved with the removal of Block 4. Improved wayfinding and amenity demonstrated through the revised building separation and use of 2000m² in the central area for communal open space.
- Less overshadowing, less apartment over-looking and better solar access demonstrated.
- Revised mix of apartments – 232 apartments to 190 apartments. Less units facing east and relocated to the west of the site.
- Southern boundary interface amendments included the removal of a level and increased setbacks to the top floor.
- Street address and landscape setting need to respond to character of surrounding area.
- Changes to Block 6 included internal and external configuration with a reduction in bulk and increase in setback to Bias Avenue.
- Retention of approximately 65% of trees with the intention to retain more.
- The Panel considers the protection and retention of landscape on adjoining sites and around the perimeter of the site as particularly important.

ISSUES TO BE RESOLVED

- The Panel is interested in the resident response to the revised plans. Applicant will meet with residents in the following weeks.
- The Panel will undertake a planned listening exercise with the community in March
- Council seeks clarification on the delivery of affordable housing within the revised plans.
- The Panel seeks information on the quality, context, scale, and character of the landscaping to be incorporated on site. Investigations and calculations required for the opportunity for deep soil planting in the increased setbacks.
- The Panel reiterates that there should not be any internal amenity issues.
- The western boundary requires further attention with reference to the potential mature tree loss and siting of the building to retain perimeter trees. The proposed earthworks, basement carparking, building siting and drainage will need to be considered to avoid tree impacts.

IS THE APPLICATION READY FOR DETERMINATION? No:

DETERMINATION DATE: TBA