



MEETING DATE / TIME	Tuesday, 1 March 2022 Session 1: 10:30am to 11:50am Session 2: 2:30pm to 3:30pm
LOCATION	Public videoconference

ATTENDEES

PANEL MEMBERS	Alison McCabe (Chair), Susan Budd, Chris Wilson and Tony Tuxworth
APOLOGY	Greg Flynn
COUNCIL ASSESSMENT STAFF	Emily Goodworth and Salli Pendergast
DEPARTMENT	Leanne Harris and Lisa Foley

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

The panel heard submissions from members of the public and other stakeholders on the matter and this is on the public record.

VERBAL SUBMISSIONS WERE HEARD FROM THE FOLLOWING PERSONS:

Session 1:

- Graham Witt
- Lauren Smith
- Robert Cairncross
- Patricia Wilson
- Erin Breneger
- Paul Francis
- Kevin Davis
- Ryan Stanton
- Adrian Ciano, on behalf of the applicant

Session 2:

- Scott McIntosh
- Kathryn Edwards
- Jo Brown
- Dominique Scafidi
- Margaret Johnson
- Adrian Ciano, on behalf of the applicant

Planning Panels Secretariat

PANEL COMMENT

The Panel understands the Applicant is proposing changes to their proposal and is undertaking community consultation.

Key issues of concern that were raised by submitters today include:

- Height, bulk and scale – different and out of character in Bateau Bay (low density)
- Loss of views and impacts on amenity and privacy
- Ongoing construction impacts with a long construction timeline
- Noise
- Traffic, car parking and pedestrian safety
- Loss of vegetation and subsequent impacts on fauna (birds)
- Impacts on the existing residents residing in the facility
- Setbacks to adjoining neighbours and loss of solar access
- The new SEPP introducing different controls for these types of development
- Impacts of the development on existing infrastructure (roads, footpaths stormwater and the like)

The Panel requested that the Applicant take the time to listen and respond to the issues being raised as their consultation is still underway. The Panel intend to undertake a further site inspection which will include visiting adjoining neighbours.

Specific matters such as social impacts and the zoning / planning framework need to be considered and assessed by Council. The Panel expects that the issues raised by speakers are comprehensively addressed in their assessment report.

The Panel also expects Council ensure that the community is kept informed of the progress of the application and that the Panel and the community can readily access the relevant package of documents that form the basis of the assessment, noting that changes have been proposed in relation to various aspects of the proposed development.

The Panel understands that there is still further information to come from the Applicant that will require, exhibition, additional assessment, and further public consultation.

Planning Panels Secretariat

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