

RECORD OF SITE INSPECTION

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 3 August 2022, 1:30pm – 4:00pm
LOCATIONS	19-21 Bias Avenue, Bateau Bay 13 Altona Avenue, Bateau Bay 89 Lakin Street, Bateau Bay 83 Lakin Street, Bateau Bay 81 Lakin Street, Bateau Bay 69 Lakin Street, Bateau Bay 1A Harbour Street, Bateau Bay

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 and Greg Flynn
APOLOGIES	Susan Budd and Tony Tuxworth
DECLARATIONS OF INTEREST	Juliet Grant and Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Salli Pendergast and Emily Goodworth
APPLICANT (BIAS AVE SITE ONLY)	Adrian Ciano and Milica Bircakovic (only in attendance for 19-21 Bias Ave)
DEPARTMENT	Leanne Harris

SITE INSPECTION

The Panel visited the site and surrounds, including visiting nearby properties to consider the impact the proposed development might have on local residents and interfaces with adjoining land.

Matters discussed included:

- Side and rear setbacks
- Survey levels and heights of buildings

Planning Panels Secretariat

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- Vegetation retention / removal
- Stormwater drainage
- Sight lines and views from adjacent properties
- Solar access and impacts
- Applicable height controls
- Building design and location, elevations
- Proposed front landscaping

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