

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 17 August 2022, 12:35pm and 1:25pm
<b>LOCATION</b>	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

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Chris Wilson, Susan Budd and Greg Flynn
<b>APOLOGIES</b>	Tony Tuxworth
<b>DECLARATIONS OF INTEREST</b>	Sandra Hutton and Juliet Grant

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Salli Pendergast and Emily Goodworth
<b>DEPARTMENT STAFF</b>	Leanne Harris, Carolyn Hunt and Lisa Foley
<b>APPLICANT REPRESENTATIVES</b>	Adrian Ciano, Milica Bircakovic, Paul Jones, Daniel Holland, Mel Krzus, Robert Bisley, Leigh Tunbridge and Zoe Spurway

### KEY ISSUES DISCUSSED

Applicant presentation:

- Meeting requested by applicant in response to Council's RFI following the Panel site visit.
- Outline of work undertaken in response to RFI to date -
  - North interface – amendments to entry, with some existing trees to be removed/replaced with additional trees for screening along Bias Avenue
  - Caravan and boat parking spaces to be allocated along northern interface, noting that other off site solutions are also available that provide security and protection from vandalism
- Bulk and scale/treatment along the eastern boundary – Blocks 2 and 5 –
  - Amendments to plans to remove middle unit on upper level, with lower-level unit remaining for operational purposes
  - Consideration being given to lowering the buildings through the reduction in roof height (approx. 100mm), noting that car parking height is constrained by need for flood protection, groundwater and acid sulphate soil
  - Amendment to the number of dwellings facing east – reduced to 4

### Planning Panels Secretariat

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- Creation of a shared community space on the eastern side (9.3m across) – for Block 2 and Block 5
- Updated shadow diagrams, with full study of the Lakin St housing to be submitted
- Clarification requested for need for height poles – identified as a possible consideration to understanding the built form relationship to the existing buildings

Panel comments:

- Interface to sensitive buildings to be considered, in particular massing/bulk and scale as buildings are proposed out of the ground
- Compatibility with the surrounding environment to be the consideration when addressing the bulk and scale response. Breaking up of built form elements is important. Relevant planning principles provide guidance.
- Ability to fit buildings with institutional uses within a residential area is achievable through articulation and breaking up the bulk and scale
- Zone boundary and different uses acknowledged, including setbacks from boundaries. Possible different interface if a residential townhouse development was proposed – however would still need to satisfy appropriate scale relationship and compatibility considerations.
- Pipe through the site was identified as a stormwater pipe off this site
- Further discussion with Council to be undertaken in regard to the sewer servicing as Council is requesting the relocation of sewer main
- Health officer reviewed and verbally satisfied
- Possible water connection up to Lakin St – to be discussed with Council

**TENTATIVE DETERMINATION DATE SCHEDULED FOR November 2022**

**Planning Panels Secretariat**

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