

## Record of kick-off Briefing Meeting

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSHCC-87 – Central Coast - DA/1163/2021 - 2-4 Park Road, The Entrance
<b>APPLICANT / OWNER</b>	ADW Johnson / Mingara Leisure Group
<b>APPLICATION TYPE</b>	Development Application with CIV > \$5M - Council interest
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 3, Schedule 7 of the SRD SEPP
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Coastal Management) 2018 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 64 – Advertising and Signage Wyong Local Environmental Plan 2013
<b>CIV</b>	\$10,526,000.00 (excluding GST)
<b>SCHEDULED MEETING DATE</b>	13 October 2021

### ATTENDEES

<b>APPLICANT</b>	Amanda Hill, ADW Andy Yelds, Mingara Leisure Group
<b>PANEL</b>	Alison McCabe, Chair Juliet Grant, State member Tony Tuxworth, Council nominated member Greg Flynn, Council nominated member
<b>COUNCIL</b>	Salli Pendergast and Emily Goodworth
<b>CASE MANAGER</b>	Alexandra Hafner and Leanne Harris
<b>RSDA Team</b>	Lisa Foley and Sharon Edwards

## ISSUES DISCUSSED

- Introductions
- Applicant summary:
  - March 2020: fire damaged to the two (2) storey section of the existing Bowling Club.
  - 21 January 2021: DA/1262/2020 approved for the demolition of the fire damaged area. Demolition works have commenced.
  - Applicant seeking to redevelop the bowling club and facilities with extension of the building and provision of on-site parking, signage, shade structures and landscaping. New portion to extend into existing site, commensurate with surrounding residential area.
  - Site owned by Central Coast Council.
  - Specialist reports and investigations undertaken.
  - Reduction in GFA from 0.35:1 to 0.23:1.
  - Removal of auditoriums and club will have an improved frontage and access, signage and landscaping with exclusive parking for club.
  - Design of carpark has taking into consideration to minimise vehicle head light glare to adjoining residences.
  - Noise impacts minimised by locating club entry towards carpark and alfresco areas towards bowling greens and adjoining sports field. Design is supported by Acoustic Report.
  - Proposal complies with Council's Pre-DA minutes.
  - Hours of operation confirmed in the Plan of Management and proposed to be 9am to midnight for the club/lounge and 2am for the gaming area, Monday to Sunday. Gaming area has not increased.
  - Community Plan of Management provided with DA submission and addressed in the accompanying SEE. The redevelopment remains in accordance with the Community Plan of Management.
  - Carparking from 10 Warrigal Street is owned freehold by the Club.
  - Waste management via private collection. No change to existing waste area, although will be appropriately screened.
- There is no plan for external assessment. The site is under a lease and referred to the Panel as the determining authority.
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Hunter and Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within this Record.

## KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Clarification required on existing vs. proposed development. Further detail required to delineate these, including colour coding.
- Removal of the auditorium facility and the impact on community gathering points.
- Carparking interface with Taylor Park at grade with no retaining walls. Finished levels and cross-sections to be provided.
- Plan of Management to consider additional acoustic and noise mitigation measures for the extension of operation to 2am to surrounding residential developments.
- Acoustic report to identify dwelling at No. 12 Warrigal Street as a noise receiver.
- Landscaping.

## **REFERRALS**

### Internal

- Development Engineer
- Environmental Health Officer (Environmental Protection)
- Environmental Health Officer (Food Surveillance)
- Contributions Officer
- Waste Management Officer

### External

- NSW Police Force

**TENTATIVE PANEL BRIEFING DATE – 8 or 9 December 2021**

**TENTATIVE PANEL DETERMINATION DATE – 20 April 2022**