

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 8 December 2021
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-87 – Central Coast - DA/1163/2021 – 2-4 Park Road, The Entrance – Redevelopment of the Fire Damaged Registered Club & Carparking

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe, Juliet Grant, John Brockhoff, Greg Flynn and Tony Tuxworth
APOLOGIES	None
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Salli Pendergast, Emily Goodworth, Eliza Williamson
APPLICANT	Amanda Hill (ADW Johnson)

RSD TEAM

CASE MANAGER	Leanne Harris
PROJECT OFFICER	Apology

COUNCIL SUMMARY:

- Council provided an overview of their request for information including:
 - Consistency with the adopted Plan of Management – benefits for local community not clear;
 - The need for a revised acoustic assessment;
 - Car parking – clarification of numbers and what is actually included in the DA;
 - Light spill and specifically headlight shine into adjacent property;
 - Concerns regarding the proposed plinth sign. This is oversized and the documentation is not clear as to whether it is animated and when it will switch off;
 - Design treatments and elevations;
 - Waste delivery area and concerns with retention of the existing arrangements.
- The applicant has only had the RFI for 2 weeks and no formal response to date.
- Parking shortfall is substantial depending on what areas are included and the documentation is not clear in this respect.

- The Panel needs to understand what the existing consents for the Club require and how whatever car parking is proposed is intended to be linked to the development
- There are still deficiencies in the plans– no dimensions, better photomontages, haven't demonstrated architectural merit.
- Waste management plan not sufficient.
- Encroachments on to Council land need to be addressed and dealt with.
- One public submission received which raises concerns regarding noise and light spill.
- Applicant has requested an extension of time (24th January) to respond to the RFI.
- Concerns regarding the Social Impact Assessment which has limited stakeholder engagement or consultation with neighbours or surrounding properties.
- The minimal extent of building being retained with the remainder demolished.
- Social impact assessment and loss of community use / extent of gaming floor space now proposed – how does this relate to previous club?

APPLICANT SUMMARY:

- Applicant has reviewed the RFI and is preparing a response - have requested an extension to the 24th January but hoping to submit earlier if possible.
- Applicant's position is that they could rebuild what was there but have chosen to reduce the scale and now provide parking on the site. The DA does not include 10 Warrigal Street or the Taylor Street car parks.
- A DA has been approved for the demolition as clean-up was deemed unfeasible.
- Separate process for acquiring the encroachments – documentation from 1958 which show Council acceptance of arrangements.

KEY ISSUES DISCUSSED

- The Panel will consider this as a DA for a new stand-alone facility. There are no provisions in the EP&A Act for the re-building of a fire damaged structure without a merits based assessment.
- The same level of detail is required as would be for a new club. Traffic and parking assessment, rectification of existing encroachments, detailed plans, consideration of built form, amenity, and waste and servicing all need to be dealt with.
- The Panel will review previous consents and their requirements for the operation of the club and relationship to the existing car parks.
- Consideration should be given to demolition of the back of the building -to improve its appearance and functionality.
- Structural information (structural engineers report) is required to demonstrate suitability of that part of the building which is being retained – actually be able to be retained.
- Taylor Street parking – TIA refers to this as public car parking to address the shortfall – Panel will look at this as part of the broader merits / facts.
- Review case law re alterations and additions – qualitative and quantitative assessment.

ISSUES TO BE RESOLVED:

1. Traffic and parking needs to be comprehensively addressed in relation to the previous consents – holistically and on its merits.
2. Panel supports the Council RFI and that this reflects the type of information the Panel expects to be able to understand the merits of the proposal.

IS THE APPLICATION READY FOR DETERMINATION?

YES: DETERMINATION DATE: Wednesday, 20 April 2022

Planning Panels Secretariat

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