

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 1 June 2022, 2pm and 2.45pm
<b>LOCATION</b>	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

<b>IN ATTENDANCE</b>	Juliet Grant (Acting Chair), Tony Tuxworth, Greg Flynn and John Brockoff
<b>APOLOGIES</b>	Alison McCabe
<b>DECLARATIONS OF INTEREST</b>	Sandra Hutton

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Salli Pendergast and Emily Goodworth
<b>DEPARTMENT STAFF</b>	Leanne Harris and Carolyn Hunt

### KEY ISSUES DISCUSSED

- Council issued a detailed RFI / issues list covering the need for resolution of encroachments, amenity, acoustics, car parking, social impacts and loss of community uses.
- Amended plans and package of information has been received in response to the RFI, however the applicant has not adequately and comprehensively addressed a number of matters.
- The Council notes the applicant has attempted to address car parking, provided an amended acoustic report and has amended their application so that there is no change to current operating hours (12.30am rather than 2.30am as originally proposed)
- However, Council continues to have concerns in relation to:
  - Encroachments – not resolved and likely to take a lengthy period of time
  - Car parking – extra 30 spaces now included but still significantly short (51 additional spaces required)
  - Lack of community engagement in the social impact assessment
  - Building design treatments and elevations
  - Community outcomes and benefit associated with the proposal particularly with the removal of the auditorium and consistency with the plan of management
- The Council considers that some of these issues could be resolved but will take time and that the DA maybe premature at this stage.
- Council notes the inclusion of additional adjoining land to address the car parking shortfall, a reduction in scale of the signage and better community engagement but these have not been forthcoming.

### Planning Panels Secretariat

## **Next steps**

The Panel notes the Council's concerns and considers that the applicant has had sufficient time to address the matters previously raised by Council and the Panel's records of briefing from 13 October 2021 and 8 December 2021.

The Council is therefore requested to finalise their assessment for a determination in July.

## **TENTATIVE DETERMINATION DATE SCHEDULED FOR 20 JULY 2022**

### **Planning Panels Secretariat**

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