

Record of Kick-Off Briefing Meeting Hunter and Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-91 – Central Coast - DA/1260/2021 - 24-26 Gallipoli Road and 315 The Entrance Road, Long Jetty
APPLICANT / OWNER	Tim Shelley on behalf of Tuggerah Lakes Memorial Club
APPLICATION TYPE	Development Application with Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7, State Environmental Planning Policy (State and Regional Development) 2011
KEY SEPP/LEP	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy No. 55 – Contaminated Lands State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Coastal Management) 2018
CIV	\$32,931,677.00 (excluding GST)
MEETING DATE	28 October 2021

ATTENDEES

APPLICANT	Tim Shelley on behalf of Tuggerah Lakes Memorial Club Frank Mangione – MAM Partners Edward Cheung – Surewing Group Anthony Kelly - ADG Architects Stephen Byfield – Diggers at the Entrance
PANEL	Allison McCabe – panel chair Juliet Grant Sandra Hutton Tony Tuxworth Greg Flynn
COUNCIL OFFICER	Salli Pendergast and Emily Goodworth
CASE MANAGER	Leanne Harris
RSDA TEAM	Sharon Edwards

ISSUES DISCUSSED

- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained below.
- Applicant introduction to the proposal:
 - Strategically located site adjacent to the “Diggers” Club
 - DA is primarily over Lot4 but also includes Lot 3 which contains the existing club and pedestrian access / walkway works are proposed on this land
 - Design incorporates two separate buildings with a central spine, use of extensive landscaping, low maintenance materials and earthy colours
 - The permissibility is linked to the Club and the DA includes details in relation to physical linkage, legal title arrangements and operational deeds as well as social membership and use of facilities within the club for the residents.
 - DA has not been lodged under the SEPP Seniors Housing but it does comply with the SEPP requirements
 - The proposal is also compliant with SEPP 65 and the ADG
 - The bulk and scale fits within the LEP controls
 - Variable FSR and height controls apply to the site and the proposal is compliant with these.
 - Applicant attended two pre DAs and responded to Council’s requirements and issues
 - Social impact assessment has been undertaken and this included extensive community consultation
 - Short term construction impacts acknowledged
 - A separate DA has been lodged for relocation of the of the existing car parks on Lot 4 – requirement related to the previously approved Community Title subdivision and this includes a covered walkway arrangement to facilitate the pedestrian linkage between the two sites.

KEY ISSUES IDENTIFIED BY COUNCIL FOR CONSIDERATION

- Permissibility related to the relationship with the existing registered club
- CPTED assessment and report should be provided
- Draft Housing Diversity SEPP needs to be assessed

KEY ISSUES IDENTIFIED BY PANEL FOR CONSIDERATION

- Referral to RMS and comments yet to be received
- The Panel will need to understand the other approvals on the site (eg community title subdivision) and relationship to the current proposal and compliance with these requirements
- Management of the Club (hours, patron behaviour) and noise management for the proposed residential development
- Boundary conditions and the interface with the adjoining car park
- The lack of a street address for the units at the rear of the site for pedestrian access / deliveries
- Management of garbage on the site and compliance with Council’s requirements

REFERRALS REQUIRED

Internal

- Traffic, water and sewer, urban designer and tree officer

External

- Roads and Maritime Services

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

DA LODGED: 17/9/21

Notification finishes 1 November 2021 and no submissions received to date

RFI SUBMISSION DATE – Council is to notify the Planning Panels Secretariat within 7 days of the RFI being issued.

TENTATIVE PANEL BRIEFING DATE – February 2022

TENTATIVE PANEL DETERMINATION DATE – April 2022