

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 March 2022, 1:30pm and 2:30pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-91 – Central Coast - DA/1260/2021 - 24-26 Gallipoli Road and 315 The Entrance Road, Long Jetty - Seniors Housing, 89 Lot Strata Subdivision & Demolition of Existing Structures

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Sandra Hutton and Tony Tuxworth
APOLOGIES	Greg Flynn
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Salli Pendergast, Emily Goodworth and Tania Halbert
DEPARTMENT STAFF	Leanne Harris, Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Overview of proposed development including seniors housing development in conjunction with existing club facility and car park
- Compliance with height of buildings and floor space ratio for the combined site, with no variations proposed
- Request for Further Information has been sent
- Key Issues include:
 - Wayfinding, building access points and location of lift cores/building separation identification
 - SEPP65 compliance issues – solar access and building orientation, separation and privacy, overshadowing, communal and private open space dimensions, engineering, noting that the density is creating amenity issues (acoustic and visual privacy)
 - Acceptability of the interface with the adjoining car park
 - Noise assessment to be reviewed to consider location of car park and roller door near bedrooms and ability to leave windows open whilst maintaining noise compliance
 - Light spill from car park into below ground level units
 - Additional design details required to adequately address solar access (including balcony balustrading/screening)
 - Waste services – location, access on site and adequacy for development

TENTATIVE DETERMINATION DATE SCHEDULED FOR - 11/05/2022

Planning Panels Secretariat

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