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| **MEMO TO PANEL** HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL  |

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| **PANEL REFERENCE & DA NUMBER** | PPSHCC-91 – Central CoastDA/1260/2021 (PAN -144003)  |
| **PROPOSAL**  | Seniors Housing Development comprising 89 dwellings, in two buildings, strata subdivision and associated demolition, landscaping and other works.  |
| **ADDRESS** | 24-26 Gallipoli Road, Long Jetty Lot 4 DP 271196and 315 The Entrance Road Long Jetty (club) Lot 3 DP.2791196  |
| **APPLICANT** | Frank Mangione & Tim Shelley |
| **OWNER** | Tuggerah Lakes Memorial Club Ltd |
| **DA LODGEMENT DATE** | 17 September 2021 |
| **APPLICATION TYPE**  | Development Application with a Capital Investment Value > $30 million |
| **REGIONALLY SIGNIFICANT CRITERIA** | Clause 2, Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011  |
| **CIV** | $32,931,677.00 (excluding GST) |
| **TOTAL & UNIQUE SUBMISSIONS**  | Nil |
| **DATE OF REPORT** | 7 September 2022 |

**MATTERS RAISED**

DA/1260/2021 seeks approval for the construction of a seniors housing development comprising 89 dwellings, in two buildings, strata subdivision and associated demolition, landscaping and other works.

Please find below response to the matters raised by the Panel in their meeting held 7 September 2022 for the determination of the DA.

* **Revised and updated draft conditions**

Attached are revised and updated draft recommended conditions to reflect the discussions held at the Panel meeting of 7 September 2022. The changes to the conditions include:

* **FSR**- New Condition 5.18A (in prior to OC) has been included requiring a restrictive covenant over lots 3 and 4 requiring any future floor space ratio calculation to be between both lots in accordance with Clause 4.5(9) of Wyong Local Environmental Plan (WLEP) 2013.
* **Age limit** – The age limit has been clarified with the applicant and Condition 6.7 (in prior to OC) has been amended to refer to people aged 55 and over rather than aged 60 and over.
* **Pedestrian access link to club**- New Condition 5.18B (in prior to OC) requiring a covenant for a right of access for the pedestrian link between the development on Lot 4 and the club building entry. This will physically bind the development site to the club.
* **Provision of EV Charging** – New conditions 2.11 (prior to CC) and 5.21 (in prior to OC) have been included.
* **External Finishes** – New condition 5.20 (in prior to OC) has been included.
* **Groundwater licence**- New condition 2.12 has been included (in prior to CC) requiring the applicant to obtain an aquifer interference licence prior to CC if required.
* **Canopy Tree planting and landscape details** - New condition 2.13 has been included to require the landscaping plan to clearly demonstrate that the replacement tree canopy planting (for 26 canopy trees) is viable with sufficient soil volume for the long-term health of the replacement planting.
* **Bus Shelter provision and relocation of bus stop** - Condition 2.6 has been revised to include a new point (point 2.6m) requiring provision of design plans for a bus shelter for the bus stop located in front of the site and its possible relocation to a more suitable position.
* **Provision of new car park** -New Condition 3.16 (in Prior to CW) requires the car park under DA/1196/2021 to be completed and operational prior to the commencement of any work associated with a development consent issued under DA/1260/2021.

* **Bind the development site to the club –** two new conditions in ongoing have been included. Condition 7.17 and 7.18 require the consent to operate in conjunction with the operation of the club on the adjoining Lot 3 and requires the development to continue to be carried out in accordance with the latest revised Community Management Statement (CMS).
* **Community Management Statement**- A new condition 5.19 (in prior to OC) has been included which requires the CMS to include points a)-e) which incorporates the associations/connections outlined by the applicant in the SEE. Additionally, the applicant has provided an updated CMS (as attached) seeking to address the concerns raised by the Panel at the 7 September meeting and this revised CMS has been uploaded to the portal.

Condition 1.2 has been updated to refer to the revised CMP. The applicant’s changes in the CMS have been highlighted and shown in red by the applicant on page 12-13 and read as follows:



