

Present

Chairperson	Donna Rygate
Panel Experts	Garry Fielding Stephen Leathley
Community Representative/s	David Kitson

Central Coast Council Staff Attendance

Andrew Roach	Unit Manager Development Assessment
Ailsa Prendergast	Section Manager Development Assessment South
Robert Eyre	Principal Development Planner Development Assessment South
Cade Tracey	Trainee Development Planner Development Assessment South
Phill Coon	Senior Development Assessment Engineer Engineering Assessment South
Mark Wasson	Strategic Planner City Planning and Design
Rachel Callachor	Local Planning Panel Support Coordinator

Public Forum Attendance

Helen Orchard	Koolewong and Point Clare - Tascott Progress Association, spoke against the recommendations for items 3.1 and 3.2
Kuda Dzinotizei	Stream Network Construction, spoke on behalf of the applicant for item 3.1
Paul Davidson	Telstra, spoke on behalf of the applicant for item 3.1
Michael Leavey	Michael Leavey Consulting, spoke on behalf of the applicant for item 3.2
Andrew Dickson	White + Dickson Architects, spoke on behalf of the applicant for item 3.2

The Chairperson, Donna Rygate, declared the meeting open at 2.00pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

The Chairperson, Donna Rygate read an acknowledgement of country statement.

Apologies

The Panel noted that no apologies had been received.

1.1 Disclosures of Interest

The Panel noted advice of disclosures.

2.1 Confirmation of Minutes of Previous Meeting

The Panel confirmed the minutes of the previous Meeting held on 11 June 2020 and noted two typographical amendments only.

Moved: Stephen Leathley

Seconded: Donna Rygate

3.1 DA 56560/2019 - Report for Telecommunications Tower, Brisbane Water Drive, Koolewong

Site Inspected Yes

Relevant Considerations As per Council assessment report

Material Considered

- Council assessment report
- First exhibition 16 submissions were received and a petition (late)
- Second exhibition 12 submissions were recorded as well as a second petition
- Photomontages
- Three speakers

Council Recommendation Approval subject to conditions

Panel Decision

- 1** *That the Local Planning Panel grant consent to the proposed development subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other relevant issues.*
- 2** *That an additional condition be imposed requiring the tower to be painted eucalyptus green (or similar) to minimise its visual impact.*
- 3** *That an additional condition 6.6 be included as follows "In the event of the telecommunications facility no longer being required, the facility is to be removed and the site*

restored to a condition that is similar to its original setting before the facility was constructed."

4 That Council advise those who made written submissions of the Local Planning Panel's decision.

Reasons

- 1 The proposed development complies with the relevant State and Local Planning instruments and policies.
- 2 Adjoining property owners were notified of the proposed development in accordance with Council's policy and concerns raised in submissions have been considered and addressed where applicable.
- 3 The Panel notes the applicant has modified the location of the proposed tower and its height in response to community concerns.
- 4 The Panel accepts the applicant's verbal submission and report accompanying the development application that future EME levels will be well within the acceptable standard set by the relevant regulatory/health authorities
- 5 The provision of this item of telecommunications infrastructure is in the public interest.

Consent conditions are agreed subject to amendment in accordance with section 4.33(1)(b) of the Environmental Planning and Assessment Act 1979.

Votes

Unanimous

3.2 DA 54122/2018 - 34-36 Brisbane Water Drive, Koolewong - Residential Flat Building and Commercial Premises

Site Inspected

Yes

Relevant Considerations

As per Council assessment report

Material Considered

- Council assessment report and addenda
- First exhibition 28 submissions
- Second exhibition 45 submissions
- Three speakers

Council Recommendation

Approval subject to conditions

Panel Decision

That the Local Planning Panel defer consideration of the Development Application and invite the applicant to:

- 1 Make an amended clause 4.6 submission addressing the additional gross floor area generated by provision of parking on the site in excess of Council requirements.***
- 2 Delete the northern driveway and two associated car parking spaces, and propose an alternate use for the liberated area and an alternative approach for garbage collection***
- 3 Reduce the width of the northern and southern balconies of the central apartment building (maximum width of 1.1 metres)***
- 4 Amend the Landscape Plan to reflect the above***

The amended details and plans referred to above are to be submitted to Council within 14 days.

Reasons

- 1 The Panel does not consider that the current clause 4.6 submission properly reflects the provisions of the Gosford Local Environmental Plan 2014.
- 2 The Panel considers the provision of two driveways servicing the proposed development is excessive and therefore favours the deletion of the northern driveway and the use of the liberated area for more appropriate purposes.
- 3 The Panel considers that the northern and southern balconies on the central apartment building are excessive in width, having regard to the ADG Building Separation requirements.

Votes

Unanimous

The Local Planning Panel Public Meeting closed at 3:10pm. The Panel moved into deliberation from 3:10pm and concluded 4:30pm