

Panel Members

Chairperson	Donna Rygate
Panel Experts	Greg Flynn Sue Francis
Community Representative/s	Lynette Hunt

Central Coast Council Staff Attendance

Andrew Roach	Unit Manager Development Assessment
Ailsa Prendergast	Section Manager Development Assessment South
Emily Goodworth	Section Manager Major Development Applications
Salli Pendergast	Section Manager Development Assessment North
Chris Ross	Senior Development Planner Development Assessment South
Rebecca Samways	Development Planner Major Development Applications
Katrina O'Malley	Development Planner Development Assessment North
Anthony Favetta	Senior Development Assessment Engineer Engineering Assessment South
Rachel Callachor	Local Planning Panel Support Coordinator

Public Forum Attendance

Colin Douglas	Spoke against the recommendations for item 3.3
Jonathon Wood	ThinkPlanners, spoke on behalf of the applicant for item 3.3
James Vergos	Mintus, spoke on behalf of the applicant for item 3.3

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

The Chair, 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 that disclosure forms had been submitted and no conflicts of interest had been identified.

2.1 Confirmation of Minutes of Previous Meeting

The Panel confirmed the minutes of the previous Meeting held on 9 July. Typographical amendments have been made.

Moved: Donna Rygate

Seconded: Greg Flynn

Procedural Motion to Bring Forward an Item in the Agenda

The Chairperson moved a motion that the following item be considered first with the remaining items to be in Agenda order:

- *agenda item 3.3*

Moved: Donna Rygate

Seconded: Sue Francis

For: Unanimous

Public Forum

Colin Douglas spoke against agenda item 3.3.

Jonathon Wood and James Vergos spoke on behalf of the applicant in relation to agenda item 3.3 and provided responses to enquiries from the Panel.

The Local Planning Panel public meeting closed at 2:43pm. The Panel moved into deliberation from 2:50pm, which concluded 3:40pm.

3.1 DA/592/2019 - 1 Kanangra Drive, Crangan Bay - Use of rebuilt clubhouse ancillary to existing mini cycle club (recreation facility (outdoor))

Site Inspected	Yes
Relevant Considerations	As per Council assessment report
Material Considered	<ul style="list-style-type: none">• Documentation with application• Council assessment report and addenda• One submission
Council Recommendation	Approval subject to conditions

Panel Decision	1	<i>That the Local Planning Panel grant consent subject to 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</i>
	2	<i>That Council advise those who made a written submission of the Local Planning Panel's decision.</i>
Reasons	1	The Panel notes toilet facilities on site (not part of this application) were subject to a previous consent.
	2	Adjoining property owners were notified of the proposed development in accordance with Council's policy and concerns raised in the one submission have been considered and addressed where applicable.
	3	Consent conditions are agreed to in accordance with section 4.33(1)(b) of the Environmental Planning and Assessment Act 1979.
Votes		Unanimous

3.2 DA/430/2019 Additions to Existing Community Building at 28 Brava Ave, San Remo

Site Inspected	Yes	
Relevant Considerations	As per Council assessment report	
Material Considered	<ul style="list-style-type: none">• Documentation with application• Council assessment report and addenda	
Council Recommendation	Approval subject to conditions	
Panel Decision	1	<i>That the Local Planning Panel grant consent subject to 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</i>

Reasons	1 The Panel considers the proposal provides good community and public benefit with minimal environmental impact.
	2 Consent conditions are agreed to in accordance with section 4.33(1)(b) of the Environmental Planning and Assessment Act 1979.
Votes	Unanimous

3.3 DA 57302/2019 - 269 Brisbane Water Drive, West Gosford - Redevelopment of Existing Shopping Centre with inclusion of a new Centre Based Child Care Facility and new Food and Drink Premises

Site Inspected	Yes
Relevant Considerations	As per Council assessment report
Material Considered	<ul style="list-style-type: none">• Documentation with application• Council assessment report and addenda• 43 submissions• Three speakers
Council Recommendation	Approval subject to conditions
Panel Decision	<p><i>The Panel considered the modifications and further information required detailed in draft condition 2.3 and noted that certainty in the plans and documentation is required prior to determination of the application. Accordingly, the Local Planning Panel deferred consideration of the Development Application and resolved to invite the applicant to submit additional details and plans, as follows:</i></p> <p><i>1 Detailed Landscape Plans that address the matters raised in draft condition 2.3, together with the implications for parking spaces on the site.</i></p> <p><i>The amended details and plans referred to above are to be submitted to Council within 14 days, and Council is to submit a supplementary report for consideration of Panel within 14 days from the applicant's submission of this material.</i></p>

Reasons

- 1 The Panel notes 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.
- 2 The Panel noted the applicant's stated acceptance of all conditions proposed by Council to address the planning issues and expressed community concerns, other than draft condition 2.3, and the applicant's acknowledgement of concerns with the height of the proposed pole and pylon sign on site.
- 3 The Panel was concerned that the additional planting required in draft condition 2.3 may result in a loss of car parking in the centre where it was noted that the parking does not currently satisfy Council's DCP in respect of parking spaces. By receiving amended plans this possible conflict can be assessed and resolved prior to determination.

Votes

Unanimous