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## **Panel Members**

Chairperson	Donna Rygate
Panel Experts	Grant Christmas Greg Flynn
Community Representative/s	Mark Elsley

## **Central Coast Council Staff Attendance**

Emily Goodworth	Section Manager Major Projects
Alisa Prendergast	Section Manager Development Assessment South
Salli Pendergast	Section Manager Development Assessment North
Robert Eyre	Principal Development Planner Development Assessment South
Ross Edwards	Senior Development Planner Development Assessment North
Susana Machuca	Senior Development Planner Development Assessment South
Carlo Favetta	Senior Development Design Engineer, Engineering Assessment South
Steve Green	Traffic and Transport Engineer, Engineering Assessment South
Rudy VanDrie	Planning Engineer Hydrology, Floodplain Management
Rachel Callachor	Local Planning Panel Support Coordinator
Maggie Rowland	Meeting Support Officer

The Chair, 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 Chair read an acknowledgement of country statement.

## **Apologies**

***The Panel noted that no apologies had been received.***

### **1.1 Disclosures of Interest**

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***The Panel noted that disclosure forms had been submitted by all members and no conflicts of interest had been identified.***

### **2.1 Confirmation of Minutes of Previous Meeting**

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***The Minutes of the following Meetings of the Local Planning Panel, which have been endorsed by the Chair of those meetings, were submitted for noting:***

- ***Local Planning Panel meeting held on 12 November 2020***

- **Supplementary Meeting Minutes DA 57145/2019 meeting held on 11 November 2020**
- **Electronic Determination DA 58327 endorsed 15 November 2020**

**Moved: Donna Rygate**  
**Unanimous**

## **Public Forum**

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### **Item 3.1**

There were no registered speakers.

### **Item 3.2**

Steve Fortey - President, Avoca Beach Community Association (against recommendation)  
Philip Tinkler (against recommendation)  
Ian Carruthers - Avoca Beach Community Association (against recommendation)  
Roger Johnson (against recommendation)

Sarah Hartley, Town Planner Barker, Ryan & Stewart addressed the Panel and provided responses to enquiries from the Panel.

The following representatives of the applicant were also in attendance to be available to answer questions from the Panel if required: Ian Stewart, Town Planner, Barker, Ryan & Stewart, Paolo Salotto, Architect, Terry Harvey, Development Engineer, Daniel Dhiacou, Development Engineer and Jacob Manners, Ecologist.

### **Item 3.3**

Shannon Ness (against recommendation)  
Michael Leavey - Michael Leavey Consulting - on behalf of applicant

### **Item 3.4**

There were no registered speakers.

The Local Planning Panel public meeting closed at 3:03pm. The Panel moved into deliberation from 3:10pm, which concluded at 3:57pm.

### **3.1 DA/502/2020 - 32-36 Canton Beach Road, 40 Beachcomber Parade, 20W and 25 Yaralla Road, Toukley - Community Facility - Use of the Village Green Precinct for Community Events**

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<b>Site Inspected</b>	Yes
<b>Relevant Considerations</b>	As per Council assessment report

- Material Considered**
- Documentation with application
  - Council assessment report

**Council Recommendation** Approval

**Panel Decision** 1 ***That the Local Planning Panel grant consent to DA/502/2020 - 32-36 Canton Beach Road, 40 Beachcomber Parade, 20W and 25 Yaralla Road, Toukley - Community Facility - Use of the Village Green Precinct for Community Events subject to the conditions detailed in the schedule attached to the report, with replacement to conditions 1.1 and 1.10 as detailed below, and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.***

- 1.1. Implement the development in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "Development Consent" unless modified by any following condition.

**Architectural Plans by:** Applicant

Description
Attachment A – Toukley Village Green Precinct and Town Centre Carpark Precinct – Areas for fireworks, General and Major events

**Supporting Documentation:**

Description
Waste Wise Plan, The Village Green prepared by Caillin Wiles dated 20/08/2020
Event Plan of Management - Letter of Response prepared by Caillin Wiles dated 14/07/2020

- 1.10. The management, maintenance and operation of the events are to be conducted at all times in accordance with an event plan of management (as detailed within the correspondence titled Event Plan of Management - letter of response prepared by Caillin Wiles dated 14/07/2020). A wet weather plan and security management plan to be prepared and submitted prior to the commencement of any of the events subject to this consent.

**Reasons**

- 1 The proposed development is suitable for the site.
- 2 The proposal is in the public interest.

**Votes** The decision was unanimous

**3.2 DA/51358/2007 - 1 Bowtells Drive, Avoca Beach - Integrated Development - Caravan park comprising 57 long term dwelling sites, 5 short term caravan sites and office/amenities building**

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**Site Inspected** Yes

**Relevant Considerations** As per Council assessment report

**Material Considered**

- Documentation with application
- Council assessment report
- Submissions

**Council Recommendation** Approval as a deferred commencement consent

**Panel Decision** ***That the Local Planning Panel defer determination of the application DA/51358/2007 - 1 Bowtells Drive, Avoca Beach - Integrated Development - Caravan park comprising 57 long term dwelling sites, 5 short term caravan sites and office/amenities building and:***

***1 Request the applicant to provide the following information within 4 weeks of the Panel's meeting on 26 November 2020:***

***a. Amended Plans:***

*a) Amend sites 53-57 including site containing office and amenities building as follows:*

- *The community building comprising the office and amenities is setback from the boundary of a dwelling site a minimum of 10m.*
- *A minimum of two long-term dwelling sites within this row are deleted.*
- *No more than two dwelling sites are to be attached, in a semi-detached arrangement.*
- *A minimum 3m setback is retained between dwelling sites/ semi-detached dwelling sites.*

*b) Amend sites 50-52 as follows:*

- *The deletion of one long-term dwelling site.*
- *No more than two dwelling sites are attached, in a semi-detached arrangement.*

- *A minimum 3m setback is retained between dwelling sites/ semi-detached dwelling sites.*

*c) Amend sites 39-41 as follows:*

- *The deletion of one long-term dwelling site.*
- *No more than two dwelling sites are attached, in a semi-detached arrangement.*
- *A minimum 3m setback is retained between dwelling sites/ semi-detached dwelling sites.*

*d) Amend sites 31-38 as follows:*

- *The deletion of at least one long-term dwelling site.*
- *No more than two dwelling sites are attached, in a semi-detached arrangement.*
- *A minimum 3m setback is retained between dwelling sites/ semi-detached dwelling sites.*

*e) Amend sites 25-30 as follows:*

- *The deletion of at least one long-term dwelling site.*
- *No more than two dwelling sites are attached, in a semi-detached arrangement.*
- *A minimum 3m setback is retained between dwelling sites/ semi-detached dwelling sites.*

*Note: The amendments above shall not alter or enlarge the current development footprint.*

## **b. Waste Management Plan.**

*A revised Operational Waste Management Plan is to:*

- *Delete references and details regarding 120L and MGBs and*
- *Provide commentary regarding communal bulk waste bin enclosures indicating a minimum 2 x 1100 litre mixed waste bulk bins in two of the communal enclosures and 3 x 1100 litre mixed waste bulk bin in the third communal enclosure.*
- *Indicate a minimum 2 x 1100 litre recyclables waste bulk bins in each of the three communal bulk waste bin enclosures.*
- *Confirm that all bulk waste bins are to be serviced weekly by a private commercial waste contractor.*

***c. The concept plans as per attachment 3 of the Assessment Report are to be amended to include floor plans and elevations for the whole site and also to demonstrate that habitable floor levels are above the flood standard including freeboard.***

**2 *Following Council's receipt and assessment of the additional information provided by the applicant, request***

***that Council obtain legal advice in relation to the permissibility of the proposed development.***

**Reasons** 1 There is insufficient information for the Panel to make a decision.

**Votes** The decision was unanimous

**3.3 DA 56190/2019 - Proposed Multi Dwelling Housing Development, 32-36 Melbourne Street, East Gosford**

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**Site Inspected** Yes

**Relevant Considerations** As per Council assessment report

**Material Considered**

- Documentation with application
- Council assessment report
- Supplementary assessment report – 19 November 2020
- Submissions

**Council Recommendation** Approval

**Panel Decision**

- 1 That the Local Planning Panel grant consent to DA 56190/2019 - Proposed Multi Dwelling Housing Development, 32-36 Melbourne Street East Gosford 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.***
- 2 That Council advise those who made written submissions of the Panel's decision.***
- 3 That Council advise relevant external authorities of the Panel's decision.***

**Reasons** 1 The Panel is satisfied that the proposed development provides sufficient on site parking and will not adversely affect the traffic movements in the surrounding road network.

- 2 The proposal is satisfactory having regard to the relevant environmental planning instruments, plans and policies.
- 3 The proposal has been considered against the provisions of Gosford Local Environmental Plan 2014 and has been found to be satisfactory.
- 4 There are no significant issues or impacts identified with the proposal under s.4.15 of the *Environmental Planning and Assessment Act 1979*.

**Votes** The decision was unanimous

**3.4 DA59701/2020 - Change of Use to Community Facility - 124-134 Donnison Street, Gosford**

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**Site Inspected** Yes

**Relevant Considerations** As per Council assessment report

**Material Considered**

- Documentation with application
- Council assessment report

**Council Recommendation** Approval

**Panel Decision** **1** ***That the Local Planning Panel grant consent to DA59701/2020 - Change of Use to Community Facility - 124-134 Donnison Street, Gosford 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.***

**Reasons**

- 1 The proposal is satisfactory having regard to the relevant environmental planning instruments, plans and policies.
- 2 The proposal has been considered against the provisions of State Environmental Planning Policy (Gosford City Centre) 2018 and Gosford City Centre Development Control Plan 2018 and has been found to be satisfactory.

- 3 There are no significant issues or impacts identified with the proposal under s.4.15 of the Environmental Planning and Assessment Act 1979.

**Votes**

The decision was unanimous