
Panel Members

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

Central Coast Council Staff Attendance

Robert Eyre	Principal Development Planner Development Assessment South
Rachel Callachor	Local Planning Panel Support Coordinator

The Chairperson, Donna Rygate, declared the meeting open at 12:32pm.

This Supplementary meeting is to consider DA 54122/2018 - 34-36 Brisbane Water Drive, Koolewong - Residential Flat Building and Commercial Premises. As a Supplementary Report was provided to the Local Planning Panel on 29 July 2020, as per request at the Panel meeting of 9 July 2020 where the matter was deferred.

**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, addenda and Supplementary report
Material Considered	<ul style="list-style-type: none">• Council assessment report and addenda• Submissions• Three speakers at LPP meeting, 9 July 2020• Supplementary report
Council Recommendation	Approval subject to conditions
Panel Decision	1 <i>The Panel is satisfied that the Applicant's amended clause 4.6 request has adequately addressed the matters required to be demonstrated by clause 4.6(3).</i>

- 2** *The Panel is satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the particular standards and the objectives for development within the zone in which the proposed development is to be carried out.*
- 3** *The Panel assumes the concurrence of the Secretary of Planning for the use of Clause 4.6 to vary the height and floor space ratio development standards of Clauses 4.3 and 4.4 of Gosford Local Environmental Plan 2014 to permit the proposed development.*
- 4** *Having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, the Panel resolves to grant consent to the proposed development, subject to the recommended conditions and the additional condition, as detailed below.*
- 5** *New Conditions are to be included, in both the 'Prior to Issue of Any Occupation Certificate' and 'Ongoing Operation' section of the Consent, as follows:*

"The allocation of two (2) car parking spaces for the shop, three (3) car parking spaces for visitors, and a minimum of one (1) space for each unit. These spaces shall be marked as such. The shop and visitor car parking spaces shall not be allocated to any residential units in the event of strata subdivision of the development."
- 6** *That Council advise those who made written submissions of the Panel's decision.*
- 7** *That Council advise the relevant external authorities of the Panel's decision.*

Reasons

1. The proposed development is permissible in the B1 Neighbourhood Centre zone under Gosford LEP 2012.
2. The proposed development is considered satisfactory having regard to the Design

Principles under the Apartment Design Guide.

3. 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.

Votes

Unanimous

The Local Planning Panel Supplementary Meeting closed at 1:00pm