

# Local Planning Panel

## Record of Briefing with Applicant



Briefing date	<b>4 February 2021</b>
Location	<i>Remote - online</i>
Agenda item	3.2
Chair and panel members	Donna Rygate (Chair), Linda McClure, Stephen Leathley, Lyn Hunt
Apologies	<i>Nil</i>
Declarations of interest	<i>Nil</i>
Other attendees	<p><b>Central Coast Council Staff Attendance</b></p> <p>Ailsa Prendergast Section Manager Development Assessment South            Salli Pendergast Section Manager Development Assessment North            Robert Eyre Principal Development Planner Development Assessment South            Katrina O'Malley Development Planner Development Assessment North            Rachel Callachor Local Planning Panel Support Coordinator</p> <p><b>Attendance on behalf of the applicant</b></p> <p>David Rowe – Principal, Howard Leslie and Associates            Ravi Sharma – Town Planner, Clarke Dowdle &amp; Associates            Alex Bishop – owner</p>

### **DA 57779/2019 – 227-233 Ocean View Road, Ettalong Beach - Commercial premises and shop top housing**

Briefing held at Applicant's request, commenced at 12.30pm

The Chair advised that the purpose of such briefings is for the applicant's representatives to provide details which they consider to be of commercial in confidence or highly technical, that would not be appropriate to be discussed at a public meeting and requested that other matters be held over for the public meeting.

David Rowe provided an introduction in relation to issue of isolation of the lot between this property and the nearby Centrelink site.

Alex Bishop confirmed that the proponents of the development did not seek to incorporate no. 235 Oceanview Road / lot 10 (the isolated lot) because it is not economically viable to purchase the isolated lot. and explained the design of the building.

The proponent confirmed that the lot was never intended to be part of this development and expressed and opinion that the isolated site still has the ability to be developed.

Linda McClure asked if a formal offer was made for this lot.

The proponent confirmed no formal offer was made also that no report had been prepared and/or submitted to put the case that the isolated site could still be developed. (i.e: that it would not lose its development potential as a result of this DA).

The Land and Environment Court has established planning principles in relation to potential isolation of sites, upon redevelopment of adjoining sites. The onus is on the applicant.

Stephen Leathley advised a formal offer / submission in relation to these matters would have been expected, with information detailing independent valuation included.

Chair called for any further questions from the Panel.

Briefing concluded at 12:48pm.