

Local Planning Panel

Record of Briefing with Applicant



Briefing date	6 August 2020
Location	<i>Remote - online</i>
Agenda item	3.3
Chair and panel members	Donna Rygate (Chair), Grant Christmas, Garry Fielding, Scott McGrath
Apologies	<i>Nil</i>
Declarations of interest	<i>Nil</i>
Other attendees	<p>Central Coast Council Staff Attendance</p> <p>Ailsa Prendergast Section Manager Development Assessment South Robert Eyre Principal Planner Development Assessment South Susana Machuca Senior Development Planner Development Assessment South Chris Ross Senior Development Planner Development Assessment South Anthony Favetta Senior Development Assessment Engineer Engineering Assessment South Steve Green Traffic and Transport Engineer, Engineering Assessment South Guy Smith Ecologist, Environmental Strategies Rebecca Cardy Heritage Officer Local Planning and Policy Sherie Cheers Environmental Protection Officer Environment and Public Health Rachel Callachor Local Planning Panel Support Coordinator</p> <p>Attendance on behalf of the applicant</p> <p>Chris Smith ADW Johnson Philip Goodman PHL Solutions Mark Sargent Aigis Group</p>

DA 57698/2019 - 255, 255A, 255B Avoca Drive, Kincumber and 19 Picketts Valley Road, Picketts Valley - Integrated Staged Residential Land Lease Community

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

The Chair advised that the purpose of the briefing was for the applicant's representatives to provide details which they considered to be of a sensitive and/or commercial in confidence nature, that would not be appropriate to be discussed at the public meeting, and that other matters should be held over for the public meeting.

Philip Goodman spoke about the Living Choice company and the site.

Provided Background re: caravan park type application.

Latitude One – Nelson Bay, an example of a similar site. Significant environment aspects, compliance throughout the project.

Community consultation process undertaken prior to submission of Development Application was detailed.

Referenced report pages 118,128,136 – Retirement village aspect.

Moveable homes and definition of caravan park, non-relocatable

Engagement by Council over the time in which application has been under assessment

Age/demographics. Over 65's, Target demographic is 59-64.

Designed product to meet expectation of the above group. Lifestyle communities, An alternative community living model.

Chris Smith spoke about legal viewpoint, definition of caravans.

Referenced page 191 of Report – based on legal advice upon what was a Complying Development.

SEPP36 aspects to be discussed in public meeting

Regarding Draft Local Environment Plan (LEP) – not imminent or certain. Precedent case, April 2019 LEC involving Central Coast Council where it was determined a consolidated LEP was not imminent.

Garry Fielding – While the Draft LEP doesn't have the status of being certain and imminent, and would not have determinative weight, it is still a matter for consideration.

Chris Smith – There will be different views regarding draft LSPS and future zones / land uses.

Population forecasts etc, restrictive clauses in the consolidated LEP.

Mark Sargent – Social impact and housing. Additional financial resources from prospective buyers.

Grant Christmas – Age has nothing to do with the legal sense of land use, does not exist in a town planning sense.

Philip Goodman – Manufactured home park. Started as caravan park and has evolved. Other states and jurisdictions: "These homes are like manufactured homes, like a caravan park. Over past 12 years they have expanded and evolved. A fixed cost of living, own their own house, creating communities. It will operate under residential land use Act. Is a caravan park".

Garry Fielding – Characterisation of "caravan park" under LEP an important consideration – how the proposal satisfies/doesn't satisfy the E4 Environmental Living zone. The merit test re: determination of this application, as well is a caravan park under the zoning.

Chris Smith acknowledged that in relation to Gosford LEP, SEPP - the style of this project is meeting a market need.

Style of grounds, target market. Difference between this and other developments is that it is targeted model. Prefer over 50's ,club house, other uses. Not children's playground, quite different and distinct.

Models also looked at, park rules.

Philip Goodman – Acknowledged that in NSW, it is unusual to have a rule to prevent under 50's living in these parks, Other jurisdictions such as QLD different, laws around discrimination. Provision in NSW introduced recently to change these aspects.

The Chair asked if the Rural Fire Service (RFS) issue is particularly sensitive.

Philip Goodman – couldn't get response from RFS regarding enquiries, believes the assessment was undertaken from photographs only, not site visit.

Chair called for any other questions

Scott McGrath noted his questions will be addressed in the public forum.

Meeting closed at 1:00pm