

Local Planning Panel

Record of Briefing with Applicant



Briefing date	10 December 2020
Location	<i>Remote - online</i>
Agenda item	3.2
Chair and panel members	Donna Rygate (Chair), Garry Fielding, Linda McClure, Tony Tuxworth
Apologies	<i>Nil</i>
Declarations of interest	<i>Nil</i>
Other attendees	<p>Central Coast Council Staff Attendance</p> <p>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 Scott Duncan Section Manager Local Planning and Policy John Noakes Section Manager Engineering Assessment South Peter Kavanagh Senior Strategic Planner Local Planning and Policy Robert Eyre Principal Planner Development Assessment South Tracy Sharp Senior Development Planner Development Assessment North Karen Hanratty Senior Development Planner Development Assessment South Chris Ross Senior Development Planner Development Assessment South Brian Pike Tree Assessment Officer Tree Risk Management Janice Wheeler Senior Development Planner Major Development Applications Ceclia Pennycook Social Planner Community Planning and Funding Guy Smith Ecologist Environmental Strategies Masa Kimura Senior Development Assessment Engineer Engineering Assessment North Rachel Callachor Local Planning Panel Support Coordinator Maggie Rowland Meeting Support Officer</p> <p>Other attendees</p> <p>Marc Desmond Development Assessment Officer Land Use Assessment Hunter Transport for NSW</p> <p>Attendance on behalf of the applicant</p> <p>Lin Armstrong Manager Planning, Stevens Group John Stevens Director, Stevens Group Amy Magurren Assistant Town Planner, Stevens Group Tim Rogers CBRK – Traffic Consultant</p>

DA 58290/2020 - 5 The Avenue, Kariong - 6 Lot Subdivision and Fast Food Restaurants

Briefing held at Applicant's request, commenced at 12.04pm

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.

Lin Armstrong spoke about Stevens Group history in relation to the site.

Comments and information detailed regarding floor space on the site, and investigations regarding traffic issues by RMS and private developers.

Stevens Group believes it has demonstrated a number of times the left in/left out intersection works, and Lin Armstrong referenced a confidential report by GHD for Hunter and Central Coast Regional Development Corporation.

In relation to the current application, there have been many iterations of the proposal. This proposal has 60% of its traffic from users who are already on the road network as it stands, and the proponent contends has no impact on the highway, only the left-in access.

John Stevens has been the land owner for approximately 8 months, following settlement, and the land is vacant. Stevens Group believes the RMS has no intention to upgrade the Highway or undertake any work, including alternate links.

The land has been tendered by the Government on the premise that it would be suitable for development.

Chair called for questions from the Panel.

Discussion on this matter with the applicant closed at 12:28pm.