

Panel Members

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

A Supplementary Report was provided to the Local Planning Panel on 22 June 2021, as per request at the Panel meeting of 26 November 2020 where the matter was deferred.

The Local Planning Panel members considered the supplementary report and supporting documents for DA/51538/2017 - 1 Bowtells Drive, Avoca Beach - Integrated Development - Caravan park comprising 56 long term dwelling sites, 5 short term caravan sites and office/amenities building (as amended) via electronic determination.

Relevant Considerations As per Council assessment report and Supplementary report

Material Considered

- Documentation with application
- Council assessment report, 26 November 2020
- Submissions
- Supplementary Report, 22 June 2021

Council Recommendation Approval subject to conditions

Panel Decision

- 1** *That the Local Planning Panel grant consent to DA/51538/2017 at 1 Bowtells Drive, Avoca Beach for the Integrated Caravan park comprising 56 long-term dwelling sites, 5 short term caravan sites, an office/amenities building and associated demolition works, subject to the conditions detailed in the schedule attached to the Supplementary 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 the Council advise relevant external authorities of the Panel's decision.*

Minutes of the Electronic Determination Local Planning Panel Meeting contd

Reasons

- 1 The Panel notes that the legal advice on permissibility referred to 56 long term sites and 6 short term sites, that "caravans" means "more than one", and that the current proposal is for 56 long term sites and 5 short term sites.
- 2 The issues raised by the Panel in its earlier consideration of the application have been addressed.
- 3 The proposal is satisfactory having regard to the relevant environmental planning instruments, plans and policies.
- 4 The proposal has been considered against the provisions of the *Gosford Local Environmental Plan 2014* and has been found to be satisfactory.
- 5 There are no significant issues or impacts identified with the proposal under s.4.15 of the *Environmental Planning and Assessment Act 1979* that can not be addressed by way of conditions of consent.

Votes The decision was unanimous

Date: 28 June 2021