

Panel Members

Chairperson	Jason Perica
Panel Experts	Grant Christmas Stephen Leathley
Community Representative/s	Paul Dignam

Central Coast Council Staff Attendance

Rachel Callachor	Meeting Support Officer
Lisa Martin	Civic Support Officer

The Chairperson, Jason Perica, declared the meeting open at 2.00pm.

Apologies

The Panel noted that no apologies have been received.

1.1 Disclosures of Interest

That Panel Members now confirm that they have signed a declaration of interest in relation to the matter on the agenda for this meeting and had no Declarations to make. While some Panel members had some prior professional dealings with a staff member who owned the site, none of the Panel had a personal or financial relationship with the applicant or owners.

2.1 Confirmation of Minutes of Previous Meeting

That the minutes of the previous Local Planning Panel Meeting held on 9 March 2023 and the Local Planning Panel Supplementary Meetings held on 9 March 2023 and 6 April 2023 which was endorsed by the Chair of those meetings, are submitted for noting.

The Local Planning Panel meeting closed at 2:25pm and the Panel moved into deliberation.

PLANNING REPORTS - OUTSIDE OF PUBLIC MEETING

3.1 DA/1381/2022 - 28 Clyde Road, Holgate - Alterations & Additions to Existing Dwelling

Site Orientation	Yes
Relevant Considerations	As per Council assessment report
Material Considered	<ul style="list-style-type: none">• Documentation with application• Council assessment report• Council supplementary report – 13 April 2023
Council Recommendation	Approval
Panel Decision	<p><i>That the Local Planning Panel grant consent to DA/1381/2022 – Lot 1 DP 775319 -28 Clyde Road, HOLGATE - Alterations and additions to Existing Dwelling subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, subject to the following changes:</i></p> <p><i>a) deletion of condition 4.8 (as a hoarding is not considered necessary for the proposed works given the nature of the site);</i></p> <p><i>b) movement of section 10 Penalties to the Advisory Notes.</i></p>
Reasons	<ol style="list-style-type: none">1 The Panel agreed with the environmental assessment and conclusions in the Council staff report and subsequent advice;2 The proposal is permissible in the zone, and consistent with the objectives of the zone;3 The proposal complies with all standards in the applicable Gosford Interim Development Order 122;4 The proposal is satisfactory against relevant considerations in all applicable environmental planning instruments;5 The advice from Council environmental health expert supported the proposal (after its modification to remove a pool);

- 6 The proposal generally complies with the controls within the Gosford Development Control Plan 2013, with the exception of the eastern side setback. However, the extensions to the dwelling allowed reasonable additional living area and car parking, in a part of the site which did not contain significant vegetation, allowing large areas of the site with greater landscape and habitat significance to remain unaltered. The extension avoids any significant impacts on neighbours (including privacy, overshadowing and visual impacts) and the proposal is consistent with the objectives of the side setback control, given the specific nature of the site, proposal and adjoining development.
In these regards, the proposed alterations and additions are considered rational and orderly; and
- 7 In terms of considering views of the community, the Panel noted no public submissions were made regarding the proposal.

Votes

The decision was unanimous