

**Panel Members**

|                            |                                    |
|----------------------------|------------------------------------|
| Chairperson                | Donna Rygate                       |
| Panel Experts              | Stacey Brodbeck<br>Grant Christmas |
| Community Representative/s | Stephen Glen                       |

**Central Coast Council Staff Attendance**

|                   |   |
|-------------------|---|
| Dr Alice Howe     | Director – Environment and Planning                     |
| Ailsa Prendergast | Section Manager – Residential Assessments               |
| Robert Eyre       | Principal Development Planner – Residential Assessments |
| Lisa Martin       | Civic Support Officer                                   |

The Chairperson, Donna Rygate, declared the meeting open at 2:02pm and advised in accordance with the Code of Meeting Practice that the meeting was being recorded.

The Chair read an acknowledgement of country statement.

**Apologies**

***The Panel noted that no apologies had been received.***

## PROCEDURAL ITEMS

### 1.1 Disclosures of Interest

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*Panel Members confirmed that there were no conflicts of interest identified.*

### 2.1 Confirmation of Minutes of Previous Meeting

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*The minutes of the previous Local Planning Panel Meeting held on 14 September 2023, which were endorsed by the Chair of that meeting, were noted.*

## Public Forum

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The following people addressed the Panel:

### **Item 3.1 – DA/146/2022 - 275 Ocean View Parade, Ettalong Beach – Commercial/Residential Development**

- 1 Francis Wiffen – FOR
- 2 Peter Gillis – FOR

#### *Applicant Representative*

- 1 Matthew Wales of Wales & Associates Urban Design Partners
- 2 Rudy Jasin of CD Architects
- 3 Andrew Harb of Cadence Property Group

*all AGAINST*

The Local Planning Panel public meeting closed at 2:56pm. The Panel moved into deliberation from 3:05pm.

## PLANNING REPORTS

### 3.1 DA/146/2022 - 275 Ocean View Parade, ETTALONG BEACH - Commercial/residential development

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**Site Orientation** Yes

**Relevant Considerations** As per Council assessment report

**Material Considered**

- Documentation with application
- Council assessment report
- Submissions
- Supplementary report

**Council Recommendation** Refusal

**Panel Decision** 1 *That the Local Planning Panel defer DA/146/2022 – 275 Ocean View Parade, Ettalong Beach for the demolition of existing structures and construction of a five storey mixed use building to give the applicant the opportunity to present a revised scheme within one month of the Panel's meeting on 12 October 2023 that addresses the issues in Council's assessment report. If this revised scheme is unable to achieve full compliance with the height of buildings and floor space ratio standards, a revised clause 4.6 request must also be submitted in the same timeframe that justifies the non-compliances with the standards with reference to the requirements specified in the clause.*

**Reasons** 1 In the public meeting the applicant requested deferral of the matter to address the issues raised in the assessment report.

**Votes** The decision was unanimous

## PLANNING REPORTS- OUTSIDE OF PUBLIC MEETING

### 4.1 Land and Environment Court Proceedings Class 1 - Case 2023/00242805 - Appeal of Deemed Refusal - Central Coast Council ats Darcy Smith – DA/1107/2004/D Toowoan Bay Rd Long Jetty

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**Council** Information to be noted.  
**Recommendation**

**Panel Decision**      **1**      ***That the Local Planning Panel note the receipt of a Class 1 appeal in the Land and Environment Court to the deemed refusal of Development Application DA/1107/2004/D.***

**Votes**                      The decision was unanimous

### 4.2 Disclosures by Panel Members Annual Returns 2022/2023

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The Central Coast Local Planning Panel noted the tabling of the Disclosures by Panel Members for 2022/2023.