



## Local Planning Panel

## Minutes of the Local Planning Panel Meeting

**Held Remotely - Online**

**on 15 May 2025**

## Panel Members

Chairperson The Hon Terry Sheahan AO

Panel Experts Louise Munday  
David Crofts

Community Representative/s Jerome Favand

## Central Coast Council Staff Attendance

Ailsa Prendergast	Section Manager Residential Assessments
Kate Alberry	Senior Development Planner, Residential Assessments
Kirra Hartley	Senior Development Planner Development Advisory Services
Andrew Dewar	Development Flooding Engineer Floodplain Management
Lisa Martin	Civic Support Officer

The Chairperson, The Hon Terry Sheahan AO declared the meeting open at 12:03pm 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.***

**Public Forum**

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The following people addressed the Panel:

**Item 3.1 – DA/1627/2023 – 42 Hobart Avenue, Umina Beach – Dual Occupancy, two lot  
Torres Title Subdivision and Demolition**

- 1 Frank Wiffen – AGAINST
- 2 Leonard Allen – FOR (available to answer questions only)

The Local Planning Panel public meeting closed at 12:25pm.

The Panel moved into deliberation from 12:26pm.

## PROCEDURAL ITEMS

### 1.1 Disclosures of Interest

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The Panel members confirmed that they have signed a declaration of interest in relation to each matter on the agenda. No members of the Panel identified any Conflicts of Interest for this meeting.

## CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

### 2.1 Confirmation of Minutes of Previous Meeting

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That the minutes of the previous Local Planning Panel meeting held on 10 April 2025, which were endorsed by the Chair of that meeting, were noted.

## PLANNING REPORTS

### 3.1 DA/1627/2023 - 42 Hobart Avenue, Umina Beach - Dual Occupancy, two lot Torrens title subdivision and demolition

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**Site Inspected** Yes

**Relevant Considerations** As per Council assessment report

**Material Considered**

- Documentation with application
- Council assessment report
- Submissions

**Council Recommendation** Approve

**Panel Decision**

- The Panel grant consent to DA/1627/2023 – 42 Hobart Avenue, Umina Beach – for the purpose of a dual occupancy development, Torrens title subdivision and demolition 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 amendment of the landscape conditions and plans as follows;***
  - The trees proposed for the rear yards are to be planted at least 1.5 metres from any boundaries.***

***b. Include at least one shrub, that will grow to a height of 3 metres, in each front yard.***

***2. That Council advise those who made written submissions of the Panel's decision.***

**Reasons**

- 1 The Panel generally agrees with the assessment report but is concerned about the loss of the tree and wishes to add more significant landscaping to the front yards to compensate.
- 2 The variations are minor and won't have any perceivable impact on the built form.

**Votes**

The decision was 3:1

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**3.2 DA/1496/2024 - 203 Matcham Road, Matcham - 2 Lot Subdivision**

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**Site Inspected** Yes

**Relevant Considerations** As per Council assessment report

**Material Considered**

- Documentation with application
- Council assessment report
- Submissions

**Council Recommendation** Refuse

**Panel Decision** ***A The Panel as consent authority refuse the Development Application No. DA/1496/2024 for 2 lot Subdivision - (Nominated Integrated & Integrated) on Lot 11 DP 629366, 203 Matcham Road, Matcham subject to the reasons for refusal 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 for the following reasons:***

- 1 The proposed development is not considered in the public interest. There would be an increased risk to life as a result of this development. There will be no safe evacuation for the additional occupants during a flood which would result in:***

- *An increased exposure to the risk factors of sheltering in place*
  - *An increased risk of people being isolated during medical emergencies*
  - *An increased risk of people making dangerous decisions such as entering floodwater while access roads are inundated.*
  - *An increased workload for emergency services who will need to rescue or resupply a greater number of people*
  - *An increased risk to life compared to existing.*
- 2**    *The proposed allotments are significantly less than the minimum lot size requirement of 1 hectare (Ha) for land zoned 7 (C2) Scenic Protection Rural as prescribed under Clause 18 within the IDO 122. Undersized subdivision of lots in this area is not consistent with current legislation or approval patterns and would set a precedence in the area for significantly undersized lots which is not consistent with the orderly development of the area.*
- 3**    *The development is inconsistent with the objectives of the 7 (C2) Scenic Protection Rural zone. The environmental limitations over the site within the zone include Medium Landslip, Flooding, Biodiversity Values and Bushfire Prone Land which forces the building envelope for any future dwelling to be located close to the north and eastern boundaries prompting objection from a neighbouring property. This will adversely affect the aesthetic and scenic value of the land by clustering any future dwelling with the existing dwelling houses which will interfere unreasonably with the amenity of existing adjoining properties.*
- 4**    *Insufficient information and documentation was provided with the development application. The applicant did not provide a Preliminary Engineering Plan and the Wastewater Management Report comprised insufficient information to support the DA application.*
- B**    *That Council advises those who made written submissions of the Panel's decision.*

**C**     ***That Council advise relevant external authorities of the Panel's decision.***

**Reasons**

The Panel generally agrees with the assessment report and the recommendation.

**Votes**

The decision was unanimous