



## PROCEDURAL ITEMS

### 1.1 Disclosures of Interest

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*The Panel Members confirmed that they had each signed a declaration of interest form in relation to each matter on the agenda. No conflicts of interest were identified.*

## CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

### 2.1 Confirmation of Minutes of Previous Meeting

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*The Panel was unable to view the minutes of the previous Local Planning Panel Meeting held on 16 May 2024, therefore the minutes will be referred for confirmation to the next meeting on 20 June 2024.*

## PLANNING REPORTS

### 3.1 DA/1968/2023 - 9/20 Terrigal Esplanade Terrigal - Alterations and additions to Residential Flat Building

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<b>Site Orientation</b>	Yes
<b>Relevant Considerations</b>	As per Council assessment report
<b>Material Considered</b>	<ul style="list-style-type: none"><li>• Documentation with application</li><li>• Council assessment report</li></ul>
<b>Council Recommendation</b>	Approval
<b>Panel Decision</b>	<ol style="list-style-type: none"><li>1. <i>The Panel accepts that the Applicant's Clause 4.6 written request demonstrates that compliance with the Height of Buildings and floor space ratio development standards would be unreasonable in the circumstances of this application because the Height of Buildings and floor space standards are already exceeded by the existing residential flat building. The proposed additions do not increase the overall height of the building – in fact the proposal reduces the existing exceedance; nor does the proposal have any impact on the already exceeded floor</i></li></ol>

*space ratio controls; and nor does it have an unreasonable impact on the surrounding development.*

*Further, the Panel considers that the proposed development will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development within the R1 General Residential zone in which the development is proposed to be carried out.*

- 2. *The Panel assumes the concurrence of the Secretary of the Department of Planning to permit the non-compliance with the development standards under clause 4.6 of the Central Coast Local Environmental Plan 2022, in accordance with the provisions of clause 55 of the Environmental Planning and Assessment Regulation 2021.***
- 3. *The Panel grants consent to DA/1968/2023- 9/20 Terrigal Esplanade Terrigal for alterations and additions to an existing residential flat building 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.***

**3.2 DA/59347/2020/B - New Dwelling House Additions & Alterations Keeping Current Form of Existing Ground Floor Cottage (Amended Application) - 2C Amethyst Avenue, PEARL BEACH NSW 2256**

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<b>Site Orientation</b>	Yes
<b>Relevant Considerations</b>	As per Council assessment report
<b>Material Considered</b>	<ul style="list-style-type: none"><li>• Documentation with application</li><li>• Council assessment report</li><li>• Submission</li></ul>
<b>Council Recommendation</b>	Approval
<b>Panel Decision</b>	<b>1. <i>That the Local Planning Panel grants consent to DA/59347/2020/B – Lot 2 DP 838892, 2C Amethyst</i></b>

***Avenue, PEARL BEACH NSW 2256 - New Dwelling House Additions & Alterations Keeping Current Form of Existing Ground Floor Cottage (Modification Application) subject to the conditions detailed in the schedule attached to the report and having regard to the provisions regarding modification of development consent detailed in Section 4.55(2) and the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.***

***The Development Consent DA/59347/2020/A be modified as follows:***

***i) Amendment of Condition 1.1 to reflect the amended approved plans and supporting documentation.***

***ii) Deletion of Condition 2.6a.***

## **Reasons**

This application has been assessed under the heads of consideration of Sections 4.55(2) and 4.15 of the *Environmental Planning and Assessment Act 1979* and all relevant instruments and policies. Following a thorough assessment of the relevant planning controls and the key issues identified in Council's report which have been resolved satisfactorily through amendments to the proposal, it is considered that the application can be supported, noting that:

1. The Panel is satisfied that the provisions of the following State Environmental Planning Policies have been considered and satisfied:
  - i. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
  - ii. Chapter 2 and Chapter 4, section 4.6(4) of the *State Environmental Planning Policy (Resilience and Hazards) 2021*.
2. The Panel is satisfied that the provisions of clause 7.1 Acid Sulfate Soils and 7.6 Essential Services of *Central Coast Local Environmental Plan 2022* have been considered and satisfied
3. The Panel is satisfied that the relevant provisions of the environmental planning instruments, plans and policies that apply to the development have been considered in the assessment of the application.
4. The Panel is satisfied that the proposed development is

substantially the same development as previously approved and is consistent with the provisions of Section 4.55(2) having regard to the matters for consideration provided in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5. The proposed development is not expected to have any adverse social or economic impact.

**Votes** The decision was unanimous

## PLANNING REPORTS- OUTSIDE OF PUBLIC MEETING

### 4.1 Planning Proposal 2 Woongarra Road Woongarra to rezone MU1 and E1 zoned land to R1 General Residential

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<b>Site Orientation</b>	Yes
<b>Relevant Considerations</b>	As per Council report
<b>Material Considered</b>	<ul style="list-style-type: none"><li>• Council assessment report</li></ul>
<b>Council Recommendation</b>	<ol style="list-style-type: none"><li><b><i>1. That the Panel consider the Planning Proposal in relation to Lot 1 DP 1275060, 2 Woongarra Road, Woongarra to amend the Central Coast Local Environmental Plan 2022 (see Attachment 1) and draft Council Report (attachment 2).</i></b></li><li><b><i>2. That the Panel provide independent advice on the Planning Proposal for consideration by Council.</i></b></li></ol>
<b>Panel's Advice</b>	The Panel supports the staff recommendation and considers the Planning Proposal has merit.