<div align="center">**FOR ACTION**</div>

Local Planning Panel   **20/06/2024**

To: Unit Manager Strategic Planning (Turkington, Shannon)

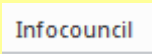|	
Subject:	Request to prepare a Planning Proposal for 126 Somersby Falls Road, Somersby
Author:	<AUTHORNAME>
Target Date:	4/07/2024

Council Recommendation	That the Local Planning Panel review the Planning Proposal and provide their advice in preparation for reporting this matter to Council.
Panel's Advice	*The Central Coast Local Planning Panel considered the report on the matter and the material presented in the briefing meeting. The Panel's role in this matter is to provide advice, which is as follows:*

1. The Panel considers the planning proposal to have strategic and site specific merit.

2. The site is located within an existing employment lands precinct and the Panel supports the contextual relationship of the proposal.

3. The Panel notes the planning proposal is supported by an initial bushfire risk assessment given the land is mapped as bushfire prone, and that the site immediately adjoins vegetated land to its north and east which the proposal identifies has some ecological and scenic quality value, including some vegetation that overhangs the boundary with the subject site. The Panel recommends that further clarity and certainty in regard to the relationship between any future APZs and the protection of ecology ass outlined in the planning proposal be considered as part of the gateway determination to determine whether site specific DCP provisions are required.

Accordingly, the Panel supports the staff recommendation and considers the Planning Proposal to have merit.

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  - **reassign** the action to another officer or
  - **finalise** the action.

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