

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 22 March 2018 – Opening Time 3.15pm and closing time 3.45pm Site inspection undertaken before meeting
LOCATION	Wyong Council Chambers

BRIEFING MATTER(S)

2017HCC027 – Central Coast - DA/1029/2017

27-61 Nikko Road Warnervale

70 lot residential subdivision, small lot housing (70 dwellings) & associated ancillary works

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Michael Leavey, Kara Krason, Cr. Kyle McGregor and Cr. Chris Burke
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OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ross Edwards
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KEY ISSUES DISCUSSED

- Outstanding referrals from OEH, RMS and Sydney Trains;
- Nature of Proposal (reduced from 70 to 60 lots and includes proposed housing);
- Riparian area to be retained (may need to be larger depending on OEH comments);
- Solar access to private open space an issue and use of front setback areas as primary private open space;
- Future access to adjoining residential land to the east and whether this is reliant on a proposed road not forming part of this proposal;
- Compliance with the DCP to be detailed in the assessment report including linkages to surrounding land;
- Subdivision form and details regarding of ownership and maintenance of residual open space/area not being developed;
- Bush fire safety and ensuring APZ does not require clearing of the E3 Zoned land;
- Opportunities to retain significant trees to be explored particularly where they are around the perimeter of lots (landscape concept plan and tree removal plan to be included in assessment);
- Apparent lack of diversity of housing types;
- Fencing and materials to be detailed;
- Details of any sustainability initiatives and measures to reduce urban heat effect;
- Clarify if residual land will be kerbed and a footpath provided (would be desirable, given linkages to transport).

TENTATIVE PANEL MEETING DATE: TBC