

RECORD OF DEFERRAL

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DETERMINATION	9 October 2018
PANEL MEMBERS	Stuart McDonald (Acting Chair), Mark Grayson, Peter Brennan, Kyle MacGregor and Chris Burke
APOLOGIES	Jason Perica and Kara Krason
DECLARATIONS OF INTEREST	<p>Peter Brennan advised that he knows Mr Tuxworth who is speaking on behalf of all the residents of the Forresters Beach Village and does not believe that he has any conflict of interest.</p> <p>Cr Chris Burke advised that he knows Mr Tuxworth who is speaking on behalf of all the residents of the Forresters Beach Village and does not believe that he has any conflict of interest.</p> <p>Michael Leavey declared a non-pecuniary conflict for this DA and did not participate in decision making.</p>

Public meeting held at Wyong Civic Centre on 9 October 2018, opened at 4.30pm and closed at 6.48pm.

MATTER DETERMINED



Panel Ref – 2017HCC033 - LGA – Central Coast Council – DA52814/2017 – Address – Lot: 600 DP: 1099102, 1001 The Entrance Road, Forresters Beach (AS DESCRIBED IN SCHEDULE 1)




PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel is not able to make a decision and will defer the development application because they have not received and considered all of the written submissions that were received by the Council. There will be a further public meeting to consider this application following the Panels consideration of the submissions that were not provide prior to the meeting.

The decision was Unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Stuart McDonald (Acting Chair)	 Mark Grayson

	
Peter Brennan	Chris Burke
	
Kyle MacGregor	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017HCC033 - LGA – Central Coast Council – DA52814/2017
2	PROPOSED DEVELOPMENT	Integrated construction of seventy five (75) assisted care apartments under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
3	STREET ADDRESS	Lot: 600 DP: 1099102, 1001 The Entrance Road, Forresters Beach
4	APPLICANT/OWNER	Central Coast Council
5	TYPE OF REGIONAL DEVELOPMENT	Development with a CIV exceeding \$20million lodged before 1 March 2018
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Local Government Act 1993 Water Management Act 2000 Rural Fires Act 1997 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings State Environmental Planning Policy – Coastal Management 2018 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy (State and Regional Development) 2011 Gosford Local Environmental Plan 2014 Apartment design guide. Tools for improving the design of

		<p>residential apartment development.</p> <ul style="list-style-type: none"> • Gosford Development Control Plan 2014 • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or Regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: August 2018 • Written submissions during public exhibition: 142 • Revised conditions dated 8 October 2018 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – ○ Tony Tuxworth – on behalf of all the residents of the Forresters Beach Village) ○ Terry Moriarty ○ Catherine Webb ○ Brian McGhee ○ On behalf of the applicant – ○ Tim Shelley, Nathan Delaney ○ Bnrique Blancodecordova and Bill Clydesdale – (to answer questions from Panel)
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting – 25 January 2018 • Site Inspection– 9 October 2018 • Final briefing meeting to discuss council’s recommendation, 9 October 2018, 3.30pm to 4.30pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Acting Chair - Stuart McDonald (Acting Chair), Mark Grayson, Peter Brennan, Kyle MacGregor and Chris Burke ○ <u>Council assessment staff</u>: Antonia Stuart, Mark Wasson and Anthony Fauetta
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with Council report

