

DATE OF DETERMINATION	Thursday 25 October 2018
PANEL MEMBERS	Jason Perica (Chair), Peter Brennan, Kyle MacGregor & Jeff Sundstrom
APOLOGIES	Michael Leavey, Kara Krason & Chris Burke
DECLARATIONS OF INTEREST	None

Public meeting held at Central Coast Council – Wyong Office – 2 Hely Street, Wyong on 25 October 2018, opened at 1:00pm and closed at 2.30pm.

MATTER DETERMINED

2017HCC051 – Central Coast Council – DA/1440/2017 at 1A Wallis Avenue and 8 Kantara Road, Canton 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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to Section 4.16 and 4.17 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

- The Panel generally agreed with the balance of environmental considerations as outlined in the Council assessment report, including the assessment and conclusions regarding public submissions;
- The proposal was consistent with the zone objectives;
- The flooding impacts were reasonably mitigated by the design;
- The proposal complied with development standards and was generally consistent with objectives and provisions within Council's Local Environmental Plan and Development Control Plan;
- The provision of parking met the DCP rates and was acceptable having regard to services and accessibility overall;
- Operational aspects were able to be regulated through conditions of consent, including amendments to the Plan of Management;
- The form and height had been modified to be acceptable; and
- Granting consent would be in the wider public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Incorporation of an additional Condition 1.1A to state
"The eastern side fence, commencing at a point opposite the front of the dwelling to the east, extending to the back boundary, shall incorporate a 300mm lattice element above the fence, to provide visual screening and also a framework for climbing plants, of sturdy construction, to be detailed in the application for a Construction Certificate and to the satisfaction of the Certifying Authority."
Reason: to improve privacy between properties and provide for visual amenity for the subject and adjoining property through planting opportunities."
- The numbering of conditions be corrected in the Notice of Determination.

PANEL MEMBERS

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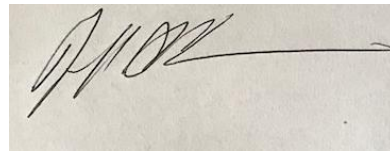
Jason Perica (Chair)

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Peter Brennan

A black ink signature, appearing to be 'Kyle MacGregor', written in a cursive style.

Cr Kyle MacGregor

A black ink signature, appearing to be 'Jeff Sundstrom', written in a cursive style.

Cr Jeff Sundstrom

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017HCC051 – Central Coast Council – DA/1440/2017
2	PROPOSED DEVELOPMENT	Erection of a new generation boarding house comprising 29 boarding rooms and a manager's residence, three into two lot subdivision and demolition of existing structures.
3	STREET ADDRESS	1A Wallis Avenue, and 8 Kantara Road, Canton Beach
4	APPLICANT/OWNER	Coastplan Consulting
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Affordable Rental Housing) State Environmental Planning Policy No. 71 – Coastal Protection State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy 55 – Remediation of Land State Environmental Planning Policy (State and Regional Development) 2011 Draft State Environmental Planning Policy (Coastal Management) 2016 Wyong Local Environmental Plan 2013 Wyong Development Control Plan 2013 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 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: 25 September 2018 Written submissions during public exhibition: 11 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Object – Nil On behalf of the applicant – Stephen Brahams, Peter Andrews, Glen Spicer.
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing Thursday 14 December 2017 and 25 October 2018 Final briefing to discuss council's recommendation, Thursday 25 October 2018, 12:00pm Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Jason Perica (Chair), Peter Brennan, Kyle MacGregor & Jeff Sundstrom <u>Council assessment staff</u>: Nathan Burr
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report