

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 22 July 2020, 2:50 pm and 4:00 pm
LOCATION	Via teleconference

BRIEFING MATTER

PPS-2018HCC044 – Central Coast – DA/919/2018 - Sparks Road and Hakone Road Woongarah - 160 Lot Subdivision

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Chris Burke and Kyle MacGregor
APOLOGIES	
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nathan Burr and Emily Goodworth
OTHER	Sharon Edwards

KEY ISSUES DISCUSSED

- Amended plans have been received reducing the number of lots and includes a super lot for future development.
- For the purposes of cl 55 of the *Environmental Planning and Assessment Regulation 2000*, Council's recommendation regarding acceptance or otherwise of the amended plans submitted should be addressed in any assessment report.
- A planning proposal has been received by Council which relates in part to the subject site specifically seeking to rezone proposed lot 601 for retail and business uses.
- The planning proposal should consider the impacts of the intended future land uses on the residential zoned land – this is a matter for Council.
- The current development application is to be considered in the context of the current zoning as the Planning Proposal is only in the very early stages of consideration and has not progressed to gateway.

- Details are required to demonstrate compliance with the provisions of *State Environmental Planning Policy No 55 – Remediation of Land*.
- Details are required to clearly depict the extent of cut and fill at the boundaries of the site and the boundary treatments/conditions.
- The road designs are to comply with the minimum requirements for local roads in the Wyong Development Control Plan 2013.
- Details are required in relation to the relationship of the development to the adjoining school. Consideration to be given to larger lots and boundary treatments to reduce the potential impacts on the school associated with the future residential development on the site.
- Assessment to be reported to the panel for determination.

TENTATIVE PANEL MEETING DATE: October 2020