

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 27 June 2023, 3:30pm and 4:30pm
<b>LOCATION</b>	MS Teams videoconference

**BRIEFING MATTER**

**PPSHCC-162 – Central Coast – DA/731/2016/A** - 216-224 Main Rd, Toukley - Modification application for approved mixed use development

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Tony Tuxworth and Greg Flynn
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Ryan Lennox and Emily Goodworth
<b>DEPARTMENT STAFF</b>	Tim Mahoney and Lisa Foley

**COUNCIL COMMENTS:**

- The matters raised in the Record of Kick-Off Briefing dated 21 February 2023 have not been addressed.
- The Council has not received any response or communication from the applicant regarding the modification.
- Council has not followed up with the applicant in the time since the last briefing of the panel.
- A request for information was being prepared to obtain amended documentation and photo montages to enable accurate information on what was approved and what is being modified.

**PANEL COMMENTS:**

- The Panel is concerned with the time the application has been under assessment and limited communication with the applicant.
- A comparison of what was approved and what is proposed to be modified has not been provided and is required.
- The Panel notes that the plans purporting to be the original approval are incorrect.

- The proposal may not meet the substantially the same development criteria.
- The Panel needs to be confident that there is enough information to demonstrate an operational consent that has not lapsed.
- Council needs to get in contact with the applicant to resolve the issues previously raised and return to the Panel – especially the threshold issues.
- The onus is on the applicant to provide the information.
- Council should provide the applicant two (2) weeks to respond to the threshold issue. If nothing is received, the assessment will be finalised based of the information already provided.