

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 8 August 2023, 3.00pm – 3:30pm.
LOCATION	MS Teams Teleconference

BRIEFING MATTER

PPSHCC-193 – Central Coast Council – [DA/619/2023 – 9-33 The Entrance Rd, The Entrance – Shop-top housing (mixed use) development.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alexandra Hafner, Sue-Anne Fulton and Emily Goodworth
OTHER	Leanne Harris, Lisa Foley and Holly McCann

KEY ISSUES DISCUSSED

- Post the kick off briefing the Council has issued a detailed RFI but this has not been responded to.
- The applicant has informally flagged with Council that an appeal will be lodged.
- A further issue has been identified with the Council being the owner in fee simple of three parcels of land that are physically roads but potentially not road reserve along the frontages of the site. Council's property section has indicated that owner's consent will not be provided.
- External referrals have been received from TfNSW, Ausgrid and DPE Water with no significant issues.
- Internal referrals still in progress.
- Over 20 public submissions have been received.

PANEL COMMENTS:

The Panel reiterates the comments and issues in the earlier record of briefing. The ownership issue of the roads will be a further complication and will need further investigation.

The Panel requests that the Council move to complete their assessment based on the documentation currently before it. The Panel will hold a Public electronic determination meeting and this will assist the Panel in forming a view and issuing directions for the appeal.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 17 OCTOBER 2023

Planning Panels Secretariat