

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 17 April 2024
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTERS**

PPSHCC-281 – Central Coast – DA/161/2024 – 285, 287, 295, 305, 315 and 325 Pacific Highway, Lake Munmorah 2589 – Subdivision

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe, Roberta Ryan, Greg Flynn, Tony McNamara
<b>APOLOGIES</b>	Tony Tuxworth
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Ian Stewart, Scott Brisbin, Joel Shanahan
<b>COUNCIL ASSESSMENT STAFF:</b>	Alexandra Hafner, Salli Pendergast
<b>DEPARTMENT STAFF</b>	Leanne Harris

**COUNCIL BRIEFING:**

- Overview of the site which is comprised of seven allotments.
- Council is assessing a local DA for a boundary adjustment between two of the lots which is nearing completion.
- The site has recently been rezoned and has bio certification (gazetted).
- Site is zoned R2, RE1 and C2 with a 450 square metre minimum lot size requirement (R2).
- Application is in the very preliminary stages of assessment.
- Public exhibition has been undertaken with 11 submissions objecting and 1 in support. The majority of submissions have concerns with existing / upgrades to infrastructure.
- DA has been referred to TfNSW.
- The conservation areas (zoned C2) are proposed for detention use. Council is reviewing the permissibility of this and future ownership arrangements.
- There was a local VPA associated with the rezoning.

**APPLICANT PRESENTATION:**

- Overview of the locality and the project provided.
- Transport and infrastructure proposed including road network upgrades.
- Statutory planning controls explained.

**Planning Panels Secretariat**

- Applicable integrated provisions – requires referral to RFS and Water NSW.
- Overview of specialist reports and investigations that support the DA provided.
- Overview of community consultation and exhibition.
- Overview of local VPA for local roads and open space.

**PANEL COMMENTS:**

- The Panel need to understand the terms and provisions of the local VPA.
- The Panel view the biodiversity certification process as a positive, but they will need a clear understanding of the biodiversity certification requirements and implications for the C2 zoned land., particularly in terms of the permissibility of proposed detention arrangements, future land ownership and powers and mechanisms for dedication to Council / acquisition etc.
- Interfaces to the highway and conservation land need to be clearly articulated on plans and assessed.
- The status of the Council owned land for the future access (zoned SP2) should be clarified.
- Council should ensure that all relevant landowners have consented to the DA.
- The assessment needs to confirm the approval requirements for roadworks in the mapped proximity area to the Coastal Wetland and consider any potential for designated development triggers (Resilience and Hazards SEPP).
- The Panel will need a level of certainty regarding the State infrastructure requirements and relationship to the Housing Productivity Contribution which applies to this development.
- The environmental impacts of the external roadworks required for this development need to be understood and assessed, particularly in relation to whether any tree removal is required.

The Panel will seek further briefings as required and noting the 12 submissions received will need to hold a public determination meeting once the Council's assessment of the DA is complete.