

Local Planning Panel

Record of Briefing



Briefing date	8 August 2022
Location	Remotely - online
Agenda item	Request to Amend Central Coast Local Environmental Plan to allow Additional Permitted Uses at 20 Ashbrookes Road and 231 Pacific Highway, Mount White
Chair and panel members	Chairperson Donna Rygate Panel Experts Stacey Brodbek Sue Francis Community Representative Stephen Glen
Apologies	Nil
Declarations of interest	Nil

Request to Amend Central Coast Local Environmental Plan to allow Additional Permitted Uses at 20 Ashbrookes Road and 231 Pacific Highway, Mount White

Panel Advice

In performing its role in relation to this matter, limited to the provision of advice only, the Panel notes and has no objection to the Planning Proposal proceeding subject to the following:

1. A draft Clause should be prepared that incorporates specific Development Standards for:
 - a) The size of each component of the proposed development, in relation to m2 and/or capacity, preferably both.
 - b) Height, in metres above existing ground level. The Panel suggests no more than the limit of a 2 storey structure would be appropriate.
2. Visual Impact Analysis should be prepared post gateway and prior to exhibition to inform a Development Control Plan (DCP), including recommending design principles to achieve an attractive development (addressing views from the Old Pacific Highway and any public viewpoint and street frontage).
3. A DCP should be prepared post gateway and prior to exhibition addressing issues including:
 - Massing and building envelope
 - Noise
 - Lighting

- Access
 - Vehicle parking (which should not be visually prominent)
 - Tree retention (ideally all mature trees and prioritise retention in design)
 - Street frontage treatments
 - Biodiversity impacts
 - Protection of riparian zone
 - Pedestrian connection between the two sites
 - Use of sustainable materials compatible to the bushland environment
4. Council's Strategic Assessment should include a more comprehensive strategic assessment of the following, against the relevant strategic directions:
- Land use conflicts
 - Protection of Agricultural land
 - Flooding