

**Panel Members**

Chairperson	Donna Rygate
Panel Experts	Grant Christmas Greg Flynn
Community Representative/s	Glenn Watts

**PROCEDURAL ITEMS**

**1.1 Disclosures of Interest**

---

*Panel Members confirmed that there were no conflicts of interest identified.*

**PLANNING REPORTS**

**DA/2144/2021 – 168 West Street, Umina Beach**

---

<b>Site Inspected</b>	Yes
<b>Relevant Considerations</b>	As per Council original assessment report and supplementary report
<b>Material Considered</b>	<ul style="list-style-type: none"><li>• Documentation with application</li><li>• Original Council assessment report</li></ul>

- Supplementary report and revised conditions
- Submissions

**Council**

**Recommendation**

Approval

**Panel Decision**

- 1. That the Local Planning Panel grant consent to DA/2144/2021– 168 West Street Umina Beach- demolition of the existing two storey dwelling, other structures and the construction of multi dwelling housing consisting of 4 townhouses subject to the conditions dated 3 December 2023 and attached to Council's Supplementary Report, as amended below, and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979:***
  - Reference to landscape plan dated 09/09/23 in condition 1.1 should be to landscape plan revision G dated 29/09/23.***
- 2. That Council advise those who made written submissions of the Panel's decision.***

**Reasons**

The Panel considered Council's supplementary report, the letter from the applicant's consultant dated 29 September 2023 and the revised landscaped plan dated 29 September 2023, which has been amended to take into account the Panel's previous concerns.

- The Panel is satisfied that the application complies with the provisions of SEPP (Resilience and Hazards) 2021.
- The proposed development, being multi-dwelling housing, is permitted with development consent with the current R1 – General Residential zoning of the land under the provisions of *Gosford Local Environmental Plan 2014*. The proposed development is consistent with the zone objectives.
- The development achieves the development standards set out within the *Gosford Local Environmental Plan 2014*, including height, floor space ratio, and required lot size.
- Despite some minor non-compliances with provisions of the *Gosford Development Control Plan 2013*, the proposed development meets the objectives of the DCP provisions and is suitably designed in respect to the desired character of the area set out within the character statement of the DCP.

- The development provides for additional housing and approval is in the public interest.

**Votes**

The decision was unanimous