

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT GOSFORD GOLF CLUB ON THURSDAY, 10 November 2011

PRESENT:

Garry Fielding	Chairperson
Kara Krason	Panel Member
Jason Perica	Panel Member
Greg Flynn	Panel Member
Gary Lofts	Panel Member

IN ATTENDANCE

Diane Spithill	Gosford City Council
Robert Eyre	Gosford City Council
Peter Pegg	Gosford City Council
Jim Bruton	Gosford City Council

APOLOGY:

The meeting commenced at 5pm Apologies – Cr. Laurie Maher

1. Declarations of Interest -

- Garry Fielding declared previous professional dealings with both Doug Sneddon and David O'Donnell. These were not regarded as conflicts of interest under the JRPPs' *Code of Conduct*.
- Kara Krason declared previous professional dealings with Warwick Gosling. These were not regarded as conflicts of interest under the JRPPs' *Code of Conduct*.

2. Business Items

ITEM 1 - *JRPP 2011HCC014 - Gosford DA 40353 – Commercial Premise – Demolition, Relocation of Services, Hardware & Building Supplies, Café, Self Storage Facility, Vehicle Repair Station and Proposed Subdivision.(JRPP), Lot 5, 6 & 8 DP270678 Lot 3 & 4 in SP84324, H384-400 Manns Road and H69 Central Coast Hwy, WEST GOSFORD*

ITEM 2 - *2010HCC048 – Gosford DA 39936 –Mixed Use Development – Comprising of (162.33 square metres) and Office Suites & with Residential Units (77) and demolition of existing building, Lot 11 DP1046189, No 7 Watt Street, Gosford.*

3. Public Submission -

ITEM 1 - *JRPP 2011HCC014 - Gosford DA 40353 – Commercial Premise – Demolition, Relocation of Services, Hardware & Building Supplies, Café, Self Storage Facility, Vehicle Repair Station and Proposed Subdivision (JRPP)., Lots 5, 6 & 8 DP270678 Lots 3 & 4 in SP84324, H384-400 Manns Road and H69 Central Coast Hwy, WEST GOSFORD*

Doug Sneddon addressed the panel **on behalf of the applicant**.
David O'Donnell addressed the panel **against** the Item.
Peter Mangels (Planner) was unable to attend the meeting.

ITEM 2 - 2010HCC048 – Gosford DA 39936 –Mixed Use Development – Comprising of (162.33 square metres) and Office Suites & with Residential Units (77) and demolition of existing building, Lot 11 DP1046189, No 7 Watt Street, Gosford.

Warwick Gosling addressed the panel **on behalf of the applicant**.

4. Business Item Recommendations

ITEM 1 - JRPP 2011HCC014 - Gosford DA 40353 – Commercial Premise – Demolition, Relocation of Services, Hardware & Building Supplies, Café, Self Storage Facility, Vehicle Repair Station and Proposed Subdivision (JRPP). Lots 5, 6 & 8 DP270678 Lot 3 & 4 in SP84324, H384-400 Manns Road and H69 Central Coast Hwy, WEST GOSFORD

That the application be deferred pending the submission of amended plans/details that satisfactorily address the following issues

1. The development be provided with a minimum 10m setback from the new property boundary after the proposed road acquisition, in Manns Road.
2. Relocate loading docks and staff parking from the Mann Road frontage, to be replaced with landscaping.
3. The amount of landscaping within the proposed carpark area be increased to comply with Development Control Plan No 111 to provide an appropriate level of shading.
4. *The amended report to the JRPP is to include and address:*
 - (a) the consideration of all public submissions received in response to the exhibition of this development;
 - (b) the issue of characterisation and permissibility under the current and draft planning instrument;
 - (c) compliance with any proposed development standards;
 - (d) Development Control Plan No 113; and
 - (e) temporary access arrangements to consider continuance of trading for both the subject and adjoining sites.

Moved Greg Flynn, **Seconded** Jason Perica

MOTION CARRIED UNANIMOUSLY

ITEM 2 - 2010HCC048 – Gosford DA 39936 –Mixed Use Development – Comprising of (162.33 square metres) and Office Suites & with Residential Units (77) and demolition of existing building, Lot 11 DP1046189, No 7 Watt Street, Gosford.

That the Joint Regional Planning Panel as consent authority refuse Development Application DA39936/2010 for the proposed Mixed Use Development – Comprising of (162.33 square metres) and Office Suites & with Residential Units (77) and

demolition of existing building, on Lot 11 DP1046189, No 7 Watt Street, Gosford for the following reasons:

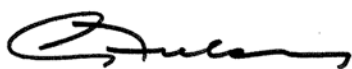
1. Pursuant to Section 79C(1) (a)(i) of the Environmental Planning and Assessment Act, the proposal does not comply with the maximum 30 metre height of buildings control under clause 21 of the Gosford City Centre Local Environmental Plan 2007. Exception to the development standard under clause 24 is not supported or considered well founded.
2. Pursuant to State Environmental Planning Policy No 65-Design Quality of Residential Flat Development, the proposal is considered to be inconsistent with the design quality principles as set out in Part 2. In particular:
 - a. The proposal is of an inappropriate scale in terms of bulk and height within the context of the site.
 - b. Above ground parking levels unreasonably contribute to the height and visual bulk of the development, with other options available.
 - c. The proposed built form is considered to be inappropriate in relation to building separation distances to ensure appropriate urban form, adequate amenity and privacy for building occupants and adjoining developments. Building Separation distances are non-compliant with the Residential Flat Design Code resulting in inadequate side boundary setbacks to the north, west and south and a visually bulky building with potential amenity impacts for adjoining developments.
 - d. The building does not step down the site to follow the natural fall of the land, nor is the building bulk broken up by varied height or division/separation of the building envelope at upper levels.
3. The design lacks articulation and adequate setbacks.
4. The proposal does not appropriately respond to the constraints and setting of the site.
5. The proposed is not considered to meet the objectives of clause 22B (Design Excellence) of Gosford City Centre LEP 2007.
6. The amendments to the proposal to address concerns would require a fundamental redesign and would warrant a new development application.

Moved Jason Perica, **Seconded** Kara Krason

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 6.45pm

Endorsed by



Garry Fielding
Chair, Hunter & Central Coast Joint Regional Planning Panel
Date: 15th November 2011