

**RECORD OF DEFERRAL
HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING
PANEL MEETING HELD AT ERINA CENTRE
ON THURSDAY, 30 APRIL 2015 at 1:30 PM**

Panel members:

Garry Fielding - Chair
Jason Perica – Panel Member
Kara Krason – Panel Member
Lawrie McKinna – Panel Member
Danielle Dickson – Panel Member

Council staff in attendance:

Matt Prendergast – Manager Sustainable Corporate & City Planning
Chris Redmond – Manager Property & Economic Development
Wes Weston – Acting Manager Development & Compliance
Robert Eyre – Town Planner
Robert Drew – Trainee Town Planner
Melanie Ryan – Administration Officer
Silvia Woodley – Administration Officer

Apologies: None

Declarations of interest: None

Matter deferred: Thursday 14 May 2015

2014HCC025 – Gosford, 46274/2014, Retail & Shop Top Housing (180 Units), Lot:1 DP: 550047 H124 Erina Street Gosford Lots: 2-5 DP: 19484 H122 Erina Street East Gosford, 138, 140, 142 Henry Parry Drive, Gosford

Public submissions made at this meeting:

Addressing the Panel against the item –

- Malcom Brooks on behalf of Friends of Gosford

Addressing the Panel in favour of the item –

- Rob Kitchen – Gosford Chamber of Commerce
- Councillor Gabby Bowles of behalf of Gosford City Council
- Laurie Maher on behalf of Gosford Rotary Club
- Christopher Golden

Addressing the panel on behalf of the applicant -

- Mr Caine King
- Mr Adam Crampton

- Mr Edgar Adams

The panel addressed the applicant's representatives regarding the following items:

Clause 4.6 Variations of Height

The panel advised the requirement for a more robust response to the variation and justification of the non compliance with height and zone objectives.

There was discussion around the possibility of reducing floor to ceiling heights to reduce the overall height of the building.

Action Item: Applicant to liaise with Council further on this matter to present additional information to the panel prior to the next meeting held on 14 May 2015.

Section 94 Contributions Bonus Provisions

The panel advised further information and clarification around the draft deferred commencement Condition 5.5 which requires the physical commencement of the development within two years of the date of consent and completion of construction within 5 years of the date of consent for the bonus provision to apply.

A response was provided to the panel by Gosford City Council Development Planner, Robert Eyre, confirming this is based on a Council Resolution to provide incentive to developers to move forward and complete the developments within a timely manner.

Action Item: Gosford City Council to provide legal advice obtained by Council in relation to this matter and present this to the Panel at the next meeting held on 14 May 2015.

Panel Decision:

The panel deferred determination of the matter until 14 May 2015 as the JRPPs' Operational Procedures requiring the assessment report to be made available to the public on the JRPP website 7 days prior to the meeting was not met.

Endorsed by



Garry Fielding
Chair
Hunter & Central Coast Joint Regional Planning Panel
Date: 4 May 2015

Meeting reconvenes 14/5/2015 in the Gosford Council Chambers