

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Gosford City Council on Thursday 14 May 2015 at 11:30 am

Panel Members: Jason Perica (Chair), Kara Krason, John Colvin, Lawrie McKinna and Danielle Dickson

Apologies: Garry Fielding

Declarations of Interest:

Kara Krason declared a minor insignificant non-pecuniary conflict of interest in that the firm of ADW Johnson is currently engaged by other staff within a company that Ms Krason is a permanent part-time employee of, to provide consultancy services on an unrelated project and which does not involve the planning team of ADW Johnson who are presenting to the JRPP on this application.

Determination and Statement of Reasons

2014HCC025 – Gosford City DA 46274/2014 at 124 Erina Street, East Gosford as described in Schedule 1.

Date of determination: 14 May 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Motion moved by Lawrie McKinna and seconded by John Colvin. Carried unanimously.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report dated 30 March 2015 and amended as described in the Supplementary Council Assessment Report dated 7 May 2015 and as amended at the meeting.

Panel members:



Jason Perica (chair)



Kara Krason



John Colvin



Lawrie McKinna



Danielle Dickson

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014HCC025 – Gosford City DA 46274/2014
2	Proposed development: Retail and shop top housing (180 units)
3	Street address: 124 Erina St, East Gosford
4	Applicant: Gosford City Development Owner: Mistlake Investments Pty Ltd & Malachite Holdings Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979- Section 79C • Local Government Act 1993 – Section 89 • Gosford Local Environmental Plan 2014 • Gosford Development Control Plan 2013 • SEPP 64 Advertising and Signage • SEPP 55 Remediation of Land • SEPP (Building Sustainability Index BASIX) 2004 • Section 94A Contribution Plan – Gosford City Centre • SEPP (Infrastructure) 2007 • SEPP 65 – Design Quality of Residential Flat Buildings • Rural Fires Act 1997 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 30 March 2015 Written submissions during public exhibition: four (4) Verbal submissions at public meeting on 30 April 2015: Support- Rob Kitchen on behalf of Gosford Chamber of Commerce, Cr Gabby Bowles on behalf of Gosford City Council, Laurie Maher on behalf of Gosford Rotary Club, Christopher Golden; Against- Malcolm Brooks on behalf of Friends of Gosford; On behalf of the applicant- Caine King, Adam Crampton and Edgar Adams. Addendum Council Assessment Report dated 7 May 2015 Verbal submissions at the panel meeting: Support- Mr Edgar Adams; Mr Robert Bourne; Against- Mr Malcolm Brooks on behalf of Friends of Gosford Pty Ltd
8	Meetings and site inspections by the panel: Site visit, briefing meeting and public meeting on 30 April 2015 (not including John Colvin) and 14 May 2015.
9	Council recommendation: Approval
10	Draft conditions: Supplied with Council Assessment Report dated 30 March 2015 and amended as described in the Supplementary Council Assessment Report dated 7 May 2015 along with the following amendments/additions made at the meeting; <ul style="list-style-type: none"> i. Refinement of Condition 1.1 to include the author and dates of the reports/documentation. ii. The addition of a new Condition 1A to ensure the external materials and construction shall be in accordance with the Drawing A-601 External Finishes issue B01 dated 27/02/2014, with any change to be subject to an application under Section 96 of the EPA Act, 1979.