

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Erina Centre 'The Hive', Erina on Thursday 30 July 2015 at 2.30 pm

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

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2014HCC026 – DA46272/2014 - Gosford City Council, Residential Flat Building (140 units) and Demolition of Existing Dwellings, Lots A & B, DP88695, 21-23 Mann Street, Gosford

Date of determination: 30 July 2015

Decision:

The panel determined to defer the determination of the development application to enable Council staff to provide an additional report to the Panel to address a range of matters discussed at the meeting, including:

- SEPP 65 compliance and analysis.
- Response to the comments provided by Council's Architect in relation to SEPP 65.
- Overshadowing impacts, including an analysis of the impacts of the proposed additional height on both the public and private domain and having regard to the objectives of the height standard.
- Clarification on the proposed site coverage.
- A thorough response to each objective of the height standard.
- A thorough analysis of view impacts from all potentially impacted buildings in the locality, having a regard to the Land & Environment Courts planning principle on view sharing, particularly focusing on the impact the additional height and height distribution across the site.
- Consideration of wider public benefits and any proposed works to the public domain.

Motion moved by Jason Perica and seconded by Kara Krason, Motion carried 3 to 2.

(For - Garry Fielding, Jason Perica and Kara Krason, Against - Danielle Dickson and Lawrie McKinna)

Actions:

- The applicant to provide the information to assist in the above to Council by 13 August 2015.
- The supplementary report to be provided by Council to the JRPP by the 31 August 2015.

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 had inadequate information to make an informed decision on this matter. Particularly noting the significant proposed variation to a development standard.

Panel members:

 Garry Fielding (Chair)	 Jason Perica	 Kara Krason
 Lawrie McKinna	 Danielle Dickson	

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2014HCC026, LGA – Gosford City Council, DA46272/2014
2	Proposed development: Residential Flat Building (140 units) and Demolition of Existing Dwellings.
3	Street address: 21-23 Mann Street, Gosford
4	Applicant/Owner: (Applicant) M Eskander, (Owner) Telstra – Transfield Services Aust.
5	Type of Regional development: The proposal has a Capital Investment Value of over \$20 million.
6	Relevant mandatory considerations • Environmental planning instruments: ○ Environmental Planning & Assessment Act, 1979 – Section 79C ○ Local Government Act 1993 – Section 89 ○ Gosford Local Environmental Plan 2014 ○ SEPP 65 Design Quality of Residential Flat Buildings ○ SEPP (BASIX) ○ SEPP (Infrastructure) 2007 • Draft environmental planning instruments: Nil • Development control plans: ○ Gosford Development Control Plan 2013 • Planning agreements: Nil • Regulations: ○ Environmental Planning and Assessment Regulation 2000 • 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 with recommended conditions, Architectural Plans by CKDS Architects, Landscape Plans by Site Image Landscape Architects, Civil Plans by Taylor Thomson Whitting, Supporting Documentations and written submissions. Verbal submissions at the panel meeting: Against - • Dr Marie Kearney • Dr Derek Weir • Mr Robert Howie • Mr Malcolm Brooks, on behalf of Friends of Gosford Pty Ltd • Tony Wade Support - • Robert Kittchen -Gosford City Chamber of Commerce • Edgar Adams - Central Coast Business Review Addressing the Panel on behalf of the applicant- • Doug Sneddon - Doug Sneddon Planning • Richard Lamb - View consultant • Caine King - CKDS Architecture - Architect
8	Meetings and site inspections by the panel: 30 July 2015–Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval