

JOINT REGIONAL PLANNING PANEL (Hunter and Central Coast)

JRPP No	2015 HCC 002 – Supplementary Information
DA Number	47046/2015
Local Government Area	Gosford City Council
Proposed Development	Mixed Use Development including Commercial, Residential (Shop Top Housing), Cinema, Hotel and Tavern
Street Address	50-70 Mann Street and 114 Georgiana Terrace GOSFORD
Applicant Name	New Hong Kong Macau Australian Pty Ltd
Owner Name	New Hong Kong Macau Australian Pty Ltd
No Submissions	27 (13 in support and 14 objections)
Regional Development Criteria (Schedule 4A of the Act)	Value greater than \$20 million (\$234.3 million)
List of All Relevant Matters s79C(1)(a)	<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 65 Design Quality of Residential Flat Buildings • SEPP (BASIX) • SEPP (Infrastructure) 2007
Recommendation	Noting
Report by	M Leavey

Assessment Report and Recommendation Cover Sheet

SUPPLEMENTARY REPORT TO HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

TITLE **DEVELOPMENT APPLICATION NO. 47046/2015**
APPLICANT: NEW HONG KONG MACAU AUSTRALIAN PTY LTD
PROPOSED: MIXED USE DEVELOPMENT INCLUDING COMMERCIAL,
RESIDENTIAL, CINEMA, HOTEL AND TAVERN ON LOT: 1 DP: 433839, LOT:
1 DP: 511513, LOT: 1 DP: 219637, LOT: 3 DP: 219637, 50 MANN STREET
GOSFORD, 70 MANN STREET GOSFORD, 114 GEORGIANA TERRACE
GOSFORD

Directorate: Governance and Planning
Business Unit: Development and Compliance

The following item is defined as a planning matter pursuant to the Local Government Act, 1993 & Environmental Planning & Assessment Act, 1979.

EXECUTIVE SUMMARY

Assessing Officer: M Leavey

Reviewing By: Manager Development and Compliance
CEO

Since completion of the assessment report for this application, the Department of Planning & Environment has released a draft *Central Coast Regional Plan*, which is now on public exhibition. The draft Regional Plan has been reviewed, and the development application is considered to be consistent with the plan, as detailed below.

BACKGROUND

On 25 November 2015 the Planning Minister Rob Stokes released a draft *Central Coast Regional Plan* for public exhibition. The plan is the proposed blueprint for the Central Coast for next 20 years, and outlines a vision, goals and actions to grow the local economy, accelerate housing supply and protect and enhance the natural environment. Once finalised, the Plan will replace the existing 2008 *Central Coast Regional Strategy*.

The draft Plan identifies that the population of the Central Coast is projected to increase by 70,000 to 409,450. This will require an average of 1,980 new dwellings to be constructed each year, which is 590 more dwellings per year than the average annual housing production of 1,390 dwellings over the 19 years to 2014/15.

The draft Plan is broad in its approach, and the four goals are:

- Enhance community lifestyles and accelerate housing supply;
- Grow and diversify the regional economy;
- Sustain productive landscapes; and
- Protect and manage the natural and cultural environment

Regional Plans are not statutory plans, but are matters for consideration for planning proposals by way of a section 117 direction.

REPORT

The application has been assessed for consistency with the draft *Central Coast Regional Plan* across the vision, and each of the goals, as detailed below:

Vision

As with the 2008 Regional Strategy, the draft Plan identifies Gosford as the Regional City, and the region's capital, noting that:

"Gosford City Centre's potential as a strong regional centre, capable of attracting new jobs will be fulfilled by consolidating its health, education, sporting, business and commercial base. A flexible regulatory environment and an attractive public domain that allows people to live, work and relax in the centre will attract skilled workers, business and investment to the region."

The proposal provides additional housing, employment, services and economic investment which will significantly contribute to the growth of Gosford as a regional city. The proposal is consistent with the vision of the draft Plan.

Goal 1 - Enhance community lifestyles and accelerate housing supply

This goal contains a number of directions that the proposal is consistent with, and will promote, including growing vibrant, liveable centres, creating connected and accessible centres, and accelerating housing supply and diversity in housing choice.

The proposal will provide 500 new dwellings for the city centre, along with commercial development, a hotel, cinemas and tavern. This housing will contribute significantly to the 10,000 dwelling target for Gosford City Centre set out in the 2008 Regional Strategy, and also reflected in the new draft Plan. The type of housing proposed, including smaller apartments, is appropriate for the location and will contribute to housing choice in the city centre and more broadly in the LGA.

The proposal will contribute positively to each of the relevant directions for the City generally, and in particular will contribute significantly to the growth and development of Gosford City Centre. The proposal is consistent with this goal.

Goal 2 - Grow and diversify the regional economy

This goal includes general directions as well as specific direction and actions for Gosford City Centre. Generally, the Plan encourages clustering of retail and commercial development in centres and facilitating a critical mass of economic activity, which will support the development of more housing in and around centres, and allow people to live and work in accessible locations. The proposal will stimulate economic activity through the new businesses that will establish, the increased range of services that will be provided and the additional housing that will support local businesses and contribute to after hours activity in the centre.

Specifically for Gosford City Centre, Direction 2.3 of the draft Plan is "*Grow Gosford City Centre as the region's capital*". The direction and subsequent actions reinforce that Gosford City Centre will play a key role in providing the region's future employment and housing opportunities, consistent with Council's 2010 *Our City, Our Destiny Masterplan*. This Masterplan identifies the site as being at the interface between the City Core and the Arts & Entertainment Precinct, and the proposal is consistent with the development and built form principles for these areas.

Of particular relevance to the current application and the development standards proposed, the Plan promotes a more "flexible and responsive planning environment" for business and industry to respond to changing demands for land and floor space, and both the development application and Council's planning proposal for the area respond to this.

The proposal is consistent with this goal.

Goal 3 - Sustain productive landscapes

This goal relates to rural and resources lands, and is not relevant to the proposal.

Goal 4 - Protect and manage the natural and cultural environment

This goal relates primarily to the natural environment, however is also relevant to the protection of heritage values. The proposal involves the protection and restoration of important heritage elements of the former Brisbane Water County Council building along Mann Street, which is consistent with the goal. Additionally, visual impact has been addressed as part of the assessment of the application and the proposal will not obstruct critical view lines.

Conclusion

In conclusion, the proposal is consistent with the draft *Central Coast Regional Plan* that is on public exhibition, and will contribute positively to the growth of Gosford City Centre as promoted by the Plan.

Attachments: Nil

Tabled Items: Nil

RECOMMENDATION

A The Joint Regional Planning Panel notes the information.