

## RECORD OF BRIEFING MEETING

### HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Thursday, 28 June 2018 –12.40pm to 1.05pm
<b>LOCATION</b>	Central Coastal Council, Gosford Office, Level 1, Committee Room

#### BRIEFING MATTER(S)

##### 2016HCC020 – Central Coast – DA49565/2016

Lots 1, 2, 3, 25 & 26 Sec A DP1591 & Lots 4 & 5 DP15954 & Lot 31 DP553523 & Lot 2A DP407164  
Nos 372, 374, 393, 395 & 397 Mann Street & Nos 35, 37 & 41A Dwyer Street & 76 Hills Street  
North Gosford, Mixed Use Development - Shop Top Housing, Cafe, Restaurant & Commercial (5  
Towers)

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Jason Perica (Chair), Cr Kyle MacGregor and Cr Chris Burke
<b>APOLOGIES</b>	Kara Krason Scott Cox – Director Environment and Planning
<b>DECLARATIONS OF INTEREST</b>	Michael Leavey declared a minor, non-pecuniary interest as he was involved in pre DA discussions for the application while providing consulting services to the former Gosford City Council

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Robert Eyre
<b>OTHER</b>	Emily Goodworth – Section Manger (Development Assessment) Lyn Littlefield – Section Manager (Environment and Planning) Jane Doyle – Senior Administration Officer – Business Support (North) Jamie Loader – Unit Manager (Environment and Planning)

#### KEY ISSUES DISCUSSED

- Gateway sites, one DA for both sites of Mann Street
- Sydney trains concurrence – issues raised recently, to be resolved
- Bonus 30% applied due to lodgement date – TBC with report
- Objections - issues raised
- FSR complies
- Height variation – around 1-2 storeys
- Street frontage height/setback non-compliance being considered
- Balustrading greenery questionable – if proposing a “green building” need full details of landscaping, vegetation type, irrigation, details at 1:20 etc

- Tower 5 looks problematic due to orientation to neighbouring side boundary – SEPP 65/ADG separation very important due to orientation
- Is site to the west isolated – to be addressed
- Potential redevelopment of adjoining sites should be shown to assess and consider interface issues (eg conceptual massing and orientation of units for adjoining sites)

**TENTATIVE PANEL MEETING DATE: TBC**