

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 20 March 2019 – 1:00pm and 1.30pm
LOCATION	Central Coast Council Gosford – 49 Mann Street, Gosford

BRIEFING MATTER(S)

2016HCC020 – Central Coast Council – 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 – Demolition of all structures on site, bulk earthworks, 6 towers.

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Kara Krason, Clare Brown, Clr Chris Burke and Clr Kyle MacGregor
APOLOGIES	none
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Antonia Stuart and Ailsa Prendergast
OTHER	

KEY ISSUES DISCUSSED

- Height non-compliant
- FSR understood to comply
- 30% bonus “saved”, but the bonus no longer applies to surrounding sites so the scale transition may be more pronounced
- Relationship with surrounding land and likely future development very important
- Ground level setback provided and various modifications, including to height, made
- Ground floor – level of activation to be assessed – retail/commercial uses would seem appropriate
- Given the new City Centre SEPP, size of the site and importance as a Gateway to Gosford, the Council should formally request the Office of the Government Architect to review the proposal and provide advice, particularly regarding design excellence. If OGA is not willing, seek external urban design peer review
- Issues in submissions
- Referrals to come

TENTATIVE PANEL MEETING DATE: TBC