

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 16 June 2020, 2:30pm to 3:30pm
LOCATION	Via teleconference

BRIEFING MATTER

PPS-2016HCC020 – Central Coast – DA49565/2016 - 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 (6 towers)

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Kyle MacGregor and Chris Burke
APOLOGIES	None
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Erin Murphy, Salli Pendergast, Andrew Roach, Emily Goodworth, Mark Wasson
OTHER	Sharon Edwards and Lisa Foley - Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Exceedance of 30% height bonus is not adequately justified by referencing examples of other development in the city centre to the south approximately 1.5km away.
- The subject site is located at the very northern end of city and is defined as part of the 'City Centre'. The Panel noted that it does not have the city centre character, particularly having regard for surrounding development and zoning e.g. properties directly north are low scale single and two storey residential properties and are zoned R1 General Residential.
- Panel notes significant non compliances with ADG separation controls both between buildings and to the southern boundaries. It is unclear how design excellence has been addressed and achieved with these non-compliances.
- The proposed development must satisfy the design excellence provisions set out in Clause 8.5 of Gosford Local Environmental Plan 2014. The design of the development should have regard for existing

Planning Panels Secretariat

and future development and the amenity of future occupants, particularly in relation to private open space and the public domain.

- It is noted that the February 2020 package of amended and additional information still had documentation missing (Design statement and ADG Assessment) as well as issues and errors on the plans.
- The Panel noted non-compliance with ADG building separation and queried the implications that this would have on adjoining sites and how surrounding development could be accommodated.
- Panel notes that the ADG requirement for solar access for non-metropolitan Sydney is 3 hours and the proposed development does not comply. However, to ensure consistency, it is recommended staff review other approvals in the city centre to see how this requirement has been applied. Additionally, staff should have regard for how internal building separation has been applied/varied in other city centre developments noting that this is on the city centre fringe and requires adequate building separation and transition to adjoining lower scale existing and future development.
- The Panel notes amended plans were provided Friday 12 June (5th set of plans). Staff had advised the applicant not to submit any additional information until such time as the Panel had been briefed on the proposed development. These plans have not been agreed to in accordance with Section 55 of the *Environmental Planning and Assessment Regulation 2000*, however, have been discussed with the Panel as a matter of courtesy to the applicant. In relation to the plans submitted on Friday the following is noted:
 - No changes to southern boundary setbacks have been made – this remains an issue.
 - Amendments to apartment layouts to address building separation between towers on the sites (introduction of blank walls) results in a reduction in the amenity of some units.
 - The proposed height of the development continues to exceed the bonus height provisions.
- The Panel acknowledges the length of time the application has been in council and the fact that they have been briefed on the fourth set of amended plans (submitted February 2020) and a fifth set (dated June 2020) that still provide several concerns for assessment staff.
- The Panel requires a determination on the matter whether it is on the fourth or fifth set of plans.
- Council's recommendation regarding acceptance or otherwise of the amended plans submitted on Friday 12 June 2020 should be addressed in any assessment report.

TENTATIVE PANEL MEETING DATE: September/October 2020