

RECORD OF BRIEFING MEETING

HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

MEETING DETAILS

MEETING DATE / TIME	Thursday, 28 June 2018 – 11.50 am to 12.10 pm
LOCATION	Central Coastal Council, Gosford Office, Level 1, Committee Room

BRIEFING MATTER(S)

2016HCC024 – Central Coast – DA49578/2016

321 Mann Street Gosford, Lots 8, 9, 10 & 11, Sec 1, DP 1591 and Lot: 12 SEC: 1 DP: 1591 Lot: 13
SEC: 1 DP: 1591 331 Mann Street GOSFORD

The proposal comprises the demolition of existing development on the site and the construction of a 24-storey mixed-use building. The building is proposed to accommodate commercial & shop-top housing development. The built form of the building will comprise a single tower over a podium base. Key features of the proposal include:

- 4 levels of carparking integrated into the fabric of the podium base, with one level partly underground;
- 2 levels of commercial tenancies;
- 20 levels of 1, 2 and 3-bedroom residential apartments (116 apartments in total); and
- Landscaping of the building and its surrounds.

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Cr Kyle MacGregor and Cr Chris Burke
APOLOGIES	Kara Krason Scott Cox – Director Environment and Planning
DECLARATIONS OF INTEREST	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

COUNCIL ASSESSMENT STAFF	Robert Eyre
OTHER	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

- Revised application includes additional 2 sites to north

- Internal legal advice being sought regarding planning controls/bonus for additional sites added since lodgement
- To be renotified
- Treatment of podium and parking important – active uses preferred, including above ground level to a depth that may be useable (eg 6m)
- Consider SEPP 65/ADG, particularly separation
- Need full plans with the report
- Landscaping to rear and side important