

RECORD OF DEFERRAL

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

DATE OF DEFERRAL	15 September 2016
PANEL MEMBERS	Jason Perica (Chair), Kara Krason Abigail Goldberg, Bob Ward, Ken Greenwald
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Leavey declared a non-pecuniary conflict of interest as he is currently a consultant to Central Coast Council providing strategic advice for planning proposals in the Gosford district.

Public meeting held at Central Coast Council, former Gosford Council Chambers, on Thursday 15 September 2016, opened at 5.00 pm and closed at 7.30 pm.

MATTER DEFERRED

2016HCC028 – Central Coast – DA49685/2016 32 Mann Street Gosford

The development includes a six storey commercial building with three levels of basement car parking. The ground floor is to include business premises uses with traditional office space above. Vehicular access is from the west, from the Baker Street road reserve.

VERBAL SUBMISSIONS

- Support – Alison Vidler on behalf of the Gosford / Erina Central Coast Chamber of Commerce, Alan Darper, Matthew Wales on behalf of the Peninsula Chamber of Commerce, Len Sargent, Rod Dever on behalf of NSW Business Chamber Central Coast Regional Advisory Council, Kim Leecroft
- Object – Robert Stephen on behalf of the Friends of Gosford Propriety Ltd, Kevin Armstrong on behalf of Public Land in Public Hands Gosford, Frank Long, David Abahams on behalf of Gosford Waterfront Alliance, Joy Cowper, Barbara Gardiner,
- On behalf of the applicant – Leon Walker, Stacey Fishwick, Alexis Mann

REASONS FOR DEFERRAL AND DECISION

The Panel agreed to a written request from the [Crown] applicant dated 14 September 2016 to defer determination of the matter until a Detailed Site Investigation undertaken by the applicant is complete. The Panel agreed this would assist in considering matters within State Environmental Planning Policy No. 55 (Remediation of Land).

The Panel was also of the view the deferral would assist in allowing time for the Crown applicant to liaise with the Council about both issues addressed of concern within the Council staff assessment report by specialists within the Council (particularly relating to architecture and heritage) and also recommended draft conditions, given the rights conferred on Crown applicants under Section 89 of the Environmental Planning and Assessment Act 1979.

At the same time, the Panel was of the opinion further information and analysis was required regarding the proposal and various aspects related to its' assessment, and such matters should be addressed in a subsequent more detailed report from Council staff.

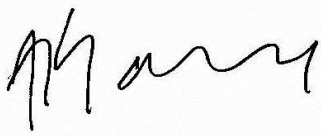
When this information has been received and subject to a further assessment report from Council staff, the Panel will hold another public determination meeting.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The terms of the deferral decision are as follows:

The Panel:

- (A) Agrees with the written request by the applicant's legal representative dated 14 September 2016 that consideration and determination of the Development Application 49685/2016 be deferred to enable a Detailed Site Investigation Report to be prepared by the applicant for subsequent consideration.
- (B) Encourages the applicant to consider, address and respond to issues raised in the Council staff assessment report, including, but not necessarily restricted to:
1. Design excellence, including comment's from the Council's Architect and Heritage Co-Ordinator;
 2. Façade detailing and articulation/modulation responding to the heritage setting of the adjoining courtyard to the north, with the approved development for the "ATO" site;
 3. The plant room and rooftop treatment;
 4. Access, including likely future pedestrian linkages and vehicular access to the adjoining (undeveloped) site to the south;
 5. Opportunities for engagement and activation with Mann Street, including interface details and any improvements to the public domain;
 6. Carpark façade details to the north and south;
 7. Any proposed temporary landscaping until the adjoining site to the south is developed.
- (C) The subsequent Council staff assessment report to come back to the Panel, following the above, shall address, inter alia, the following:
1. All parts and objectives of Part 8 of Gosford Local Environmental Plan 2014 (GLEP 2014);
 2. All zone objectives;
 3. Objectives of applicable development standards;
 4. All relevant parts, objectives and controls in Gosford Development Control Plan 2013 (GDGP 2013) as may be relevant to the proposal;
 5. Clarification of the statutory role of NSW Roads and Maritime Services in relation to the Development Application and a full copy of their advice;
 6. Clarification of the statutory status of the previous Masterplan document for the site in relation to GLEP 2014, GDGP 2013 and Section 79C of the EPA Act 1979;
 7. A full copy of referral comments from specialists within Council and any response from the applicant, including any updated advice from specialists or the applicant following the response to Part B above;
 8. The benefit or otherwise of any easement for vehicular access from the subject site to the adjoining site to the south;
 9. A copy of the applicant's written response to draft conditions, if consent is recommended.

PANEL MEMBERS	
 Jason Perica (Chair)	 Kara Krason
 Abigail Goldberg	 Ken Greenwald

