

DATE OF DEFERRAL	5 December 2016
PANEL MEMBERS	Jason Perica (Chair), Kara Krasen, Susan Budd, Bob Ward, Ken Greenwald
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Central Coast Council, 49 Mann Street, Gosford, on Monday 5 December 2016, opened at 5.10pm and closed at 8.30pm.

MATTER DEFERRED

2016HCC028 – CENTRAL COAST – DA49685/2016 – 32 MANN STREET, GOSFORD

The development includes a six storey PCA A grade commercial building with three levels of basement car parking. The ground floor is to include uses such as café/retail/business services to activate the street frontage along Mann Street with traditional office space above.

VERBAL SUBMISSIONS

- Object – Matthew Fraser (on behalf of Gosford Waterfront Alliance), Malcolm Brooks (on behalf of the Friends of Gosford), David Abrahams, Kevin Armstrong (on behalf of Public Land in Public Hands), Joy Cooper and Kay Williams (on behalf of Crown Land Our Land, Gosford)
- Support – Matthew Wales (on behalf of Peninsula Chamber of Commerce), Rod Dever (on behalf of Central Coast NSW Business Chamber)
- On behalf of the applicant – Stacey Fishwick

REASONS FOR DEFERRAL

The Panel was concerned that a number of new issues came to the attention of the Panel very late, including some matters just prior to the meeting commencing. These matters, along with aspects of detail related to the proposal or the statutory context within which the proposal is to be assessed and determined warranted further information, assessment or clarity. Accordingly, the Panel decided to defer the determination of the matter to request additional information from Council (with liaison with the applicant as necessary and appropriate) on the particular matters outlined below:

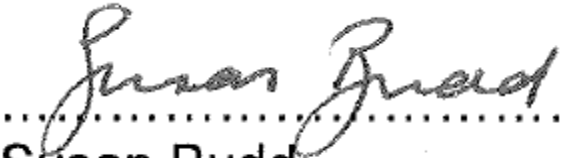
1. Confirmation the submitted Acid Sulphate Soil Management Plan meets current applicable requirements.
2. Detailed assessment of Part 4.4 of the *Gosford Development Control Plan 2013* and any other applicable relevant provisions within that DCP.
3. Assessment against the consistency, or otherwise, of the proposal against the recently-released *Central Coast Regional Plan 2036*.
4. Consideration of the late submission submitted by Mr Matthew Fraser, dated 2 December 2016.

5. Confirmation that the proposal will not adversely affect the tree located near the northern boundary on the adjoining "ATO" site, which is required to be retained under the consent for that site.
6. Clarification of the site area used for the purpose of calculating the floor space ratio, including against Clause 8.6 of the *Gosford Local Environmental Plan 2014*.
7. Provision of a through site link as part of the development from Mann Street to Baker Street.
8. Improved architectural treatment/detailing and/or landscaping of the lower levels of the western façade, to improve the presentation to the west.
9. Further detailed assessment regarding compliance with design excellence provisions of Gosford LEP 2014 to allow the Panel to make an informed decision, which may include reference to any existing or additional information from the applicant.

This supplementary information and report is to be provided to the Panel as soon as is practicable. When this information has been received, the Panel intends to determine the matter electronically, noting the matter has been considered and discussed at some length, including over two prior lengthy public meetings.

(Noted that the information will be published on the JRPP website when received).

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

PANEL MEMBERS	
 Jason Perica (Chair)	 Kara Krason
 Susan Budd	 Bob Ward
 Ken Greenwald	