

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 20 March 2019 – 12:30pm and 1.00pm
LOCATION	Central Coast Council – 49 Mann Street Gosford

BRIEFING MATTER(S)

2018HCC029 - Central Coast Council – DA54602/2018 – Nos. 87(LOT: 1 DP: 45551) and 89 (LOT: 100 DP: 1075037) John Whiteway Drive GOSFORD NSW – 262 Units in 3 Stages. Stage 1 Site Preparation & Earthworks. Stage 2 Residential Flat Building (Block A, B & C) and Basement Car Parking Spaces. Stage 3 Residential Flat Building (Blocks D & E) and Basement Car Parking

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Kara Krason, Clare Brown, Clr Chris Burke and Clr Kyle MacGregor
APOLOGIES	none
DECLARATIONS OF INTEREST	Michael Leavey – Provided consulting services to council

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Antonia Stuart and Ailsa Prendergast
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KEY ISSUES DISCUSSED

- Previous DA (commenced)
- New DA, significantly extra units one less overall building
- Staged DA – Stage 1 – significant earthworks/demolition more geotechnical information has been requested
- Geotechnical issues are very important due to public safety and as the development is outside the “no-go” zone - being assessed
- Covenant needs resolution – Council should agree to its removal or otherwise prior to the Panel considering the DA (as the Panel does not have the power to waive a covenant where Council is the designated entity)
- Height limit and non-compliance to be assessed – close attention to objectives of the standard needed
- RFS issues being addressed
- Need owners consent for APZ on adjoining sites (specific to DA lodgement and associated works)
- SEPP 65 issues being considered and addressed, including habitable rooms/depth – appears to be issues
- Issues raised in submissions
- Carparking – check FSR and reduce to DCP rate given the potential geotechnical issues /precautionary approach

TENTATIVE PANEL MEETING DATE: TBC