

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	3 September 2020, 11:50 am and 1:30pm
<b>LOCATION</b>	Via videoconference

### BRIEFING MATTER

**PPS-2018HCC029 – Central Coast – 54602/2018** - Nos. 87(LOT: 1 DP: 45551) and 89 (LOT: 100 DP: 1075037) John Whiteway Drive GOSFORD NSW - Residential Flat Building 299 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) & Basement Car Parking Spaces

### PANEL MEMBERS

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

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Janice Buteux-Wheeler and Emily Goodworth
<b>OTHER</b>	N/A

### KEY ISSUES DISCUSSED

- History of application
- Development standards that apply
- Design excellence process
- Bonus provisions in Gosford City Centre SEPP do not apply to this site
- Simultaneous State significant DA for same site, with a taller built form.
- Part of the development on top of rock escarpment
- Applicant has asked for SEPP 55 assessment to be dealt with as a deferred condition – this will not satisfy provisions of SEPP 55
- Clause 4.6 variation request received relating to the proposed height variation.
- Height breach appears to be causing visual impact issue.
  - The visual impact assessment provided is unclear and does not provide sufficient detail to allow an understanding of which parts of the building are causing visual impact.
  - Additionally it is unclear if the visual impact assessment represents the impact of tree removal proposed as part of the development, including the removal of trees on nearby sites for APZ.
  - What is the visual impact of the development to development below the escarpment on John Whiteway Drive?

### Planning Panels Secretariat

- What are the visual impacts of development being located within the “0 height” areas along the common boundary with the neighbouring property?
- ‘No go’ zone is a development standard
- Does it comply with ADG separation (internal and to boundaries)?
- What is the extent of tree retention/removal?
- The location of the ridge and scenic protection requirements.
- The location of asset protection zone on neighbouring properties and vegetation removal required.
- A number of threshold issues have been identified, including:
  - Deferral of contamination investigation
  - Adequacy of Clause 4.6 written request
- This is a matter to be reported for determination before end 2020 given the timeframe that it has been under assessment

**TENTATIVE PANEL MEETING DATE:** Before end 2020