

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 4 November 2020, from 12:30pm to 12:45pm
LOCATION	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

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton and Juliet Grant
APOLOGIES	N/A
DECLARATIONS OF INTEREST	N/A

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Janice Buteux-Wheeler and Emily Goodworth
OTHER	Leanne Harris, Department of Planning, Industry and Environment

KEY ISSUES DISCUSSED

- The fundamental issues that remain for the application have been discussed with the Applicant - ADG Architects, who have been advised that Council intends to report the application to the Panel with a recommendation of refusal, due to the outstanding issues, the number of attempts to resolve the issues and the length of time the application has been in assessment.
- Council's intentions, the outstanding matters and available options moving forward have been discussed with Ian Stewart of Barker Ryan Stewart
- Council advised that the applicant has not been provided a further opportunity by Council to address these issues, as these opportunities have been provided in previous RFI's - each issue has been known and requested to be addressed in previous RFI's, and in particular with height, visual impact and building within the non-buildable zone. A number of opportunities have been provided to the applicant and multiple responses to the issues have been received.
- Council's opinion is that given the multiple revisions in design (five amended packages, with four of them being re-notified) and the significant assessment time (noting Council intended to report the application to the panel in November 2019 and has extended the assessment timeframe beyond this to allow for the latest Revision E amended plans to address issues), further opportunities to address the outstanding issues cannot be reasonably accommodated and it is appropriate to report the matter

to the Panel for determination – noting the available post determination options available to the applicant.

- Panel noted the applicant's request to defer bringing the matter to a Panel meeting and will provide a written response to that request.

TENTATIVE PANEL MEETING DATE: December 2020