

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 24 January 2019 – 2.30pm and 3.30pm
LOCATION	Central Coast Gosford Office, 49 Mann Street Gosford

BRIEFING MATTER(S)

2018HCC043 – Central Coast Gosford – DA/1310/2018 – 236-260 Hakone Road, Woongarah – Staged Development consisting of 89 lots, 1 mixed lot & 1 residual lot including the construction of roads, landscaping & infrastructure

PANEL MEMBERS

IN ATTENDANCE	Michael Leavey (Chair), Kara Krason & Cr Kyle MacGregor
APOLOGIES	Cr Chris Burke
DECLARATIONS OF INTEREST	Jason Perica: Involved in the SSS/Rezoning while at DPE around 2006-2009

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Emily Goodworth, Jillian Sneyd (Consultant)
OTHER	

KEY ISSUES DISCUSSED

Note: this matter and 2018HCC044 – Central Coast Gosford – DA/919/2018 were considered concurrently as the sites are adjoining, are linked through subdivision and have similar issues.

- Site Contamination, and suitability for residential subdivision needs to be demonstrated in relation to the former land fill use, any illegal dumping or other activities on the site, consistent with the requirements of SEPP 55, as well as the suitability of the RE1 land for recreational use (children's playgrounds and the like) if not already provided as part of the previous DA for remediation;
- The staging and timing of delivery for the RE1 land (Hilltop Park) needs to be clarified, and there needs to be certainty when the Park will be delivered. Details also to be provided of any agreements between the applicant and Council in relation to the RE1 land;
- A chronology relating to the sites would assist;
- The applications are not clear on the subdivision of the B4 land adjoining Stage 5, and how this will be accessed and developed;
- There are concerns the lot sizes of the B4 land adjoining Hakone Road appear to be contrary to the zone objectives and development potential of the land, and would serve to fragment the B4 land. Additionally, direct access from these lots to Hakone Road need to be assessed against DCP requirements;
- A comprehensive assessment is required against all DCP requirements;
- Need to ensure consistency against relevant statutory controls (ensure no state significant site requirements remain);

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- Biocertification issues need to be confirmed, including any works in the Hakone Road reserve which may fall outside of the biocertified area.
- Servicing requirements to be addressed.
- A further briefing is requested once further information is provided by the applicant, and when Council has undertaken further assessment.

TENTATIVE PANEL MEETING DATE: N/A