

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)

2018HCC044 – Central Coast Gosford – DA/919/2018 – Lot 1 DP 371647, Lot 1 DP 375712, Lot 1 DP 376264, Lot 41 DP 1200210, Lot 51 & 52 DP 561032, Lot 54 & 55 DP 7527 Sparks Road and Hakone road Woongarah – 160 Lot Subdivision

PANEL MEMBERS

IN ATTENDANCE	Michael Leavey (Chair), Kara Krason & Cr Kyle MacGregor
APOLOGIES	Cr Chris Burke
DECLARATIONS OF INTEREST	Jason Perica – Involved in the State Significant Site (rezoning) consideration and controls for the site.

OTHER ATTENDEES

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

KEY ISSUES DISCUSSED

Note: this matter and 2018HCC043 – Central Coast Gosford – DA/1310/2018 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;
- A comprehensive assessment is required against all DCP requirements;
- Need to ensure consistency against relevant statutory controls (ensure no state significant site requirements remain);
- 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