

## Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-138 - DA/46209/2014/D - 27-37 Mann Street, Gosford CENTRAL COAST
<b>APPLICANT / OWNER</b>	Doug Sneddon Planning Pty Ltd Rola Property Group Pty Ltd
<b>APPLICATION TYPE</b>	MOD
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 6 of the Planning Systems SEPP: General development over \$30 million Modification of DA approved by Regional Planning Panel Variations to height and FSR over 10%
<b>KEY SEPP/LEP</b>	SEPP 65, BASIX SEPP, Resilience and Hazards SEPP, Precincts- Regional SEPP (Chapter 5 – Gosford City Centre)
<b>CIV</b>	\$41,197,035 (excluding GST)
<b>BRIEFING DATE</b>	7 September 2022

### ATTENDEES

<b>APPLICANT</b>	Igor Yatsenko from Kann Finch (Architect) Paul Anderson (Town Planning Consultant) Jack Maalouf (Developer representative)
<b>PANEL CHAIR</b>	Alison McCabe, Juliet Grant, Tony Tuxworth and Greg Flynn
<b>COUNCIL OFFICER</b>	Erin Murphy, Emily Goodworth, Jenny Tattam and Eliza Williamson
<b>CASE MANAGER</b>	Carolyn Hunt
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

- Introduction
  - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
  - The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

- Council Summary
  - Overview of modification application – increase in height, FSR, GFA; change to podium; reduction in units; change to basement parking and waste management
  - Original application outlined, identifying variations and bonuses granted
  - Urban Design Review – raised concerns with additional height and FSR
  - Non-compliances with setbacks
  - Physical commencement to be considered
  - Calculation of GFA to be undertaken in relation to basement parking and waste management
- Applicant introduction of proposal
  - Original and modification proposals outlined – being 128 units over 17 levels over podium; increased height, GFA and retail floor area; reduced commercial floor space; swimming pool; increased communal spaces and car parking spaces; and amendment to waste storage
  - Amendments to improve the aesthetic quality and amenity, view sharing, landscaping and integration of mixed uses
  - Additional car parking resulting from increased retail space
  - Accessibility provided in accordance with BCA and Australian Standards

#### **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Referral to Panel to be investigated in regard to Gosford City Centre SEPP
- Physical commencement to be confirmed
- Comparison table to be provided to confirm that the modification is substantially the same as originally approved – requires a qualitative and quantitative analysis
- Management of waste collection to be outlined
- Driveway grade changes along Georgiana Terrace to be identified
- Clarification of GFA calculations required
- Additional car parking above DCP requirements is to be calculated as additional GFA – if relevant
- Urban Design outcomes to be considered in assessment
- Identification of impacts arising from the change between approved and proposed development

#### **REFERRALS REQUIRED**

##### Internal

- Engineering
- Waste
- Heritage

#### **PUBLIC EXHIBITION**

Exhibition dates: 24 June to 22 July 2022

**DA LODGED:** 10 June 2022

**RFI SUBMISSION DATE** - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

**TENTATIVE PANEL BRIEFING DATE** – October 2022

**TENTATIVE PANEL DETERMINATION DATE** – February 2023