

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 February 2023, 2:50pm and 3:15pm
LOCATION	MS Teams videoconference

BRIEFING MATTER**PPSHCC-138 – Central Coast – DA/46209/2014/D - 27-37 Mann Street, Gosford**

Modification of architectural and landscape design; minor increase in building height and FSR; increased provision of on-site carparking; reduction of apartment numbers from the originally approved 132 to 128 units; minor change to residential apartment mix; minor alteration to heritage item 37; and modify operational waste storage and collection arrangements

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara and Tony Tuxworth
APOLOGIES	Roberta Ryan and Greg Flynn
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Erin Murphy and Emily Goodworth
DEPARTMENT STAFF	Leanne Harris and Lisa Foley

KEY ISSUES DISCUSSED

The Panel was provided with a status update briefing on the DA.

The Panel notes that an Appeal against the deemed refusal of the application has been lodged and the Chair has issued Directions in relation to the process and Statement of Facts and Contentions. It is noted that a Section 34 Conference is set for May 2023.

The Chair expects the Panel to have a position on matters before the Court and encourages the Council to work towards a determination and continue with this as a Regional Panel application.

Key issues discussed:

- The qualitative and quantitative assessment of whether this is substantially the same development,
- Whether the 2016 consent has been physically commenced via partial demolition noting a modification process to this consent approved by Council, and
- The need for Council to check all pre-conditions being met for physical commencement.

Planning Panels Secretariat

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