

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 February 2021, 1:30pm and 2:45pm
LOCATION	Via videoconference

BRIEFING MATTER

PPSHCC-61 – Central Coast – 59571/2020 - 89-91 Karalta Rd, Erina - STAGED INTEGRATED Residential Flat Building - demolition of existing residences and ancillary structures; construction of 4 residential flat building with common basement parking & internal courtyard.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Sandra Hutton, Greg Flynn and Tony Tuxworth
APOLOGIES	
DECLARATIONS OF INTEREST	

OTHER ATTENDEES

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

KEY ISSUES DISCUSSED

- Lack of clarity in the application regarding the design of the development and its relationship to the subdivision approved under development consent 48585/2015, particularly in relation to site boundaries and lot areas to be relied upon for the purposes of calculating floor space ratio.
- As the application relies upon the approved subdivision for access and lot configuration, the future subdivision site area is to be relied upon for calculation of FSR.
- Significant height and FSR non-compliance – noting the non-compliance is above the ‘bonus’ provisions of Clause 7.7 of the Gosford LEP 2014.
- Inadequate Clause 4.6 written request.
- Poor urban design response, lack of context/ site analysis and appropriate transitions to lower scale residential development.
- Poor consideration of landscape setting, potential tree retention, and streetscape presentation.
- Excessive building lengths – building D in particular
- Not consistent with ADG having regard for natural cross ventilation, buildings separation, privacy, common circulation.
- The Panel notes that the applicant has had the benefit of Pre-DA comments, a detailed rejection letter and two requests for information letter by Council and there is still insufficient detail contained in application documentation.
- Recently received amended plans noted, however it is understood that certain issues remain outstanding.
- The application is to be reported to the Panel for determination as soon as possible.

TENTATIVE PANEL MEETING DATE: First half of 2021