

Record of Kick-Off Briefing Meeting Hunter and Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-89 – Central Coast – 49565/2016/8.2review- 76 Hill Street, 35-41A Dwyer Street and 293-374 Mann Street, North Gosford
APPLICANT / OWNER	Amanda Hill on behalf of Sunshiner Pty Ltd, Glynnette Joy Schmidt, Kenneth George Schmidt
APPLICATION TYPE	Development Application with Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Division 8.2 Review
KEY SEPP/LEP	<p>State Environmental Planning Policy (Building Sustainability Index) 2004</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development</p> <p>State Environmental Planning Policy No. 71 – Coastal Protection (now repealed)</p> <p>State Environmental Planning Policy (Gosford City Centre) 2018</p> <p>State Environmental Planning Policy (Coastal Management) 2018</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p>
CIV	\$122,884,042.00 (excluding GST)
MEETING DATE	13 October 2021

ATTENDEES

APPLICANT	Amanda Hill and Adam Crampton on behalf of Sunshiner Pty Ltd Sunshiner Pty Ltd, Bob Nation from Nation Architects
PANEL	<p>Graham Brown –Chair</p> <p>Marcia Doheny – State member</p> <p>Heather Warton – State member</p>
COUNCIL	Janice Wheeler and Emily Goodworth
CASE MANAGER	Alexandra Hafner
RSDA TEAM	Carolyn Hunt and Angela Kenna

ISSUES DISCUSSED

- Introductions.
- Applicant summary:
 - Background
 - Subject site nominated as the 'Gateway' site to Gosford City Centre.
 - Original DA lodged 31/03/16 and received the benefit of now repealed clause 8.9 of GLEP 2014 with 30% bonus provisions on building height and FSR.
 - DA part refused on 26/10/2020.
 - Current application has reduced building heights for all tower blocks, reduced number of residential units and increased building setbacks and building separation.
 - Proposal includes staged construction of 6 tower blocks with podium-based development, 339 residential units, retail and commercial in towers 2 and 3, private health facilities in tower 2, basement carparking, upgrades to Dwyer and Mann Street with landscaping.
 - Site context
 - Clause 4.6 building height: minor height variation sought to Towers 3, 5 and 6, being less than 2.5%. Remaining towers comply with height provisions.
- Council summary:
 - Application not subject to Gosford SEPP, no design excellence, or other requirements.
- Public exhibition 24/09 – 25/10.
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Hunter and Central Coast Planning Panel and therefore future comment will not be limited to the detail contained within this Record.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- DPIE may investigate the possibility of the State Design Review Panel to be involved in an independent review of the proposal.
- Opportunity to determine the application under 8.2 expires on 26 October.
- Appeal to be lodged to save the opportunity for the Panel to determine the matter under the Division 8.2 Review.
- Acoustic impacts from proximity to rail corridor which requires additional information
- Traffic and pedestrian safety concerns around Dwyer and Mann Street, with opportunity to upgrade these.
- Setbacks to boundaries and internal building separation under the ADG, secondary privacy, overshadowing and solar access impacts.
- Abrupt transition at northern end of site between interface of R1 – Low Density Residential vs commercial/residential. Zone objectives refer to design excellence considered as part of proposal, however not subject to bonuses under Design Excellence.
- Intention for relationship between podium and street level is to maximise the public domain provision and better relationship at pedestrian level. 7m from edge of road to building creates plaza on both side of the street to initiate positive outcomes, increased safety, and street planting.

REFERRALS REQUIRED

Internal

- Traffic, Engineering, Environmental Health (satisfactory under SEPP 65), Tree, Waste (few concerns re waste storage areas and calculation of commercial waste volumes), Building and Urban Design, Water and Sewer.
- Urban Design.

External

- Sydney Trains, TfNSW and NSW Police

TENTATIVE PANEL BRIEFING DATE – 16 February 2022

TENTATIVE PANEL DETERMINATION DATE – 4 May 2022

Note. Council advised the Planning Panels Secretariat that application is subject to an appeal on 2 November 2021.