

Panel Members

Chairperson	Donna Rygate
Panel Experts	Grant Christmas Linda McClure
Community Representative/s	Stephen Glen

Central Coast Council Staff Attendance

Rachel Callachor Local Planning Panel Support Coordinator

The Chairperson, Donna Rygate, declared the meeting open at 3.32pm.

This Supplementary meeting is to consider DA 57145/2019. As a Supplementary Report was provided to the Local Planning Panel on 3 November 2020, as per request at the Panel meeting of 1 October 2020 where the matter was deferred.

Meeting closed 3:42pm

Relevant Considerations As per Council assessment report and Supplementary report

Material Considered

- Council assessment report
- Submissions
- Speakers at LPP meeting, 1 October 2020
- Supplementary report

Council Recommendation Approval subject to conditions

Panel Decision

1 Pursuant to the provisions of clause 4.6 of Gosford Local Environmental Plan 2014 ("the LEP"), the Panel is satisfied that the written request in relation to the contravention of the height of buildings development standard in clause 4.3 of the LEP has adequately addressed the required matters in clause 4.6 of the LEP.

The Panel agrees that the written request demonstrates that compliance with the development standard is unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify contravening the development standard.

Further, the Panel considers that the proposed development will be in the public interest because it is consistent with the objectives of the height of buildings development standard and the objectives for development within Zone B4 Mixed Use in which the development is proposed to be carried out.

- 2 The Local Planning Panel assumes the concurrence of the Secretary of the Department of Planning to permit the non-compliance with the development standard under Clause 4.6 of the Gosford Local Environmental Plan 2014, in accordance with the provisions of Clause 64 of the Environmental Planning and Assessment Regulation 2000.***
- 3 The Local Planning Panel grants consent subject to the conditions detailed in the schedule attached to the Addendum report with the inclusion of the additional condition below regarding the rooftop communal area, having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.***
- 4 In order to ensure an acceptable amount of communal open space is provided, the size of the rooftop communal space area must be increased via inclusion of additional condition.***

Additional condition:
The size of the rooftop communal area is to be increased such that the boundary between it and the private open space balcony of Unit 5.1 is to be re-located to between the eastern wall of the stairwell and the eastern wall of the building as an extension of the southern wall of the stairwell, parallel with Henry Parry Drive.

The dividing wall between the rooftop communal open space and the private open space balcony of Unit 5.1 is to be a minimum height of 1 metre.
A landscaping strip in the form of a planter box 0.5metres wide is to be provided along the length of this wall within the rooftop communal open space area.
These design amendments are to be in accordance with the attached plan marked in red and stamped by the Council and are to be shown on the approved Construction Certificate plans.
- 5 That Council approach the Roads and Maritime Service to consider measures in Henry Parry Drive to provide for left in/left out traffic to/from the site only***
- 6 That Council advise those who made written submissions of the Panel's decision.***

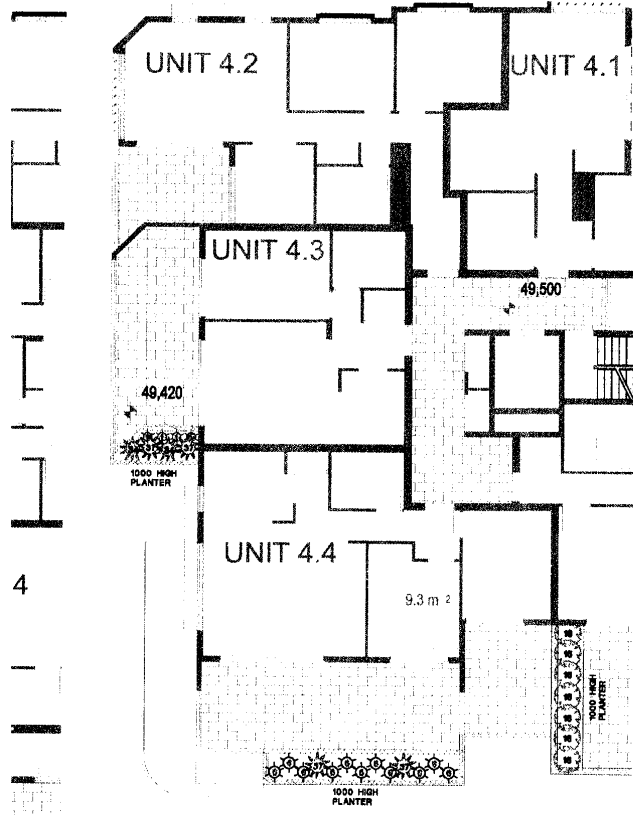
7 That Council advise the relevant external authorities of the Panel's decision.

Reasons

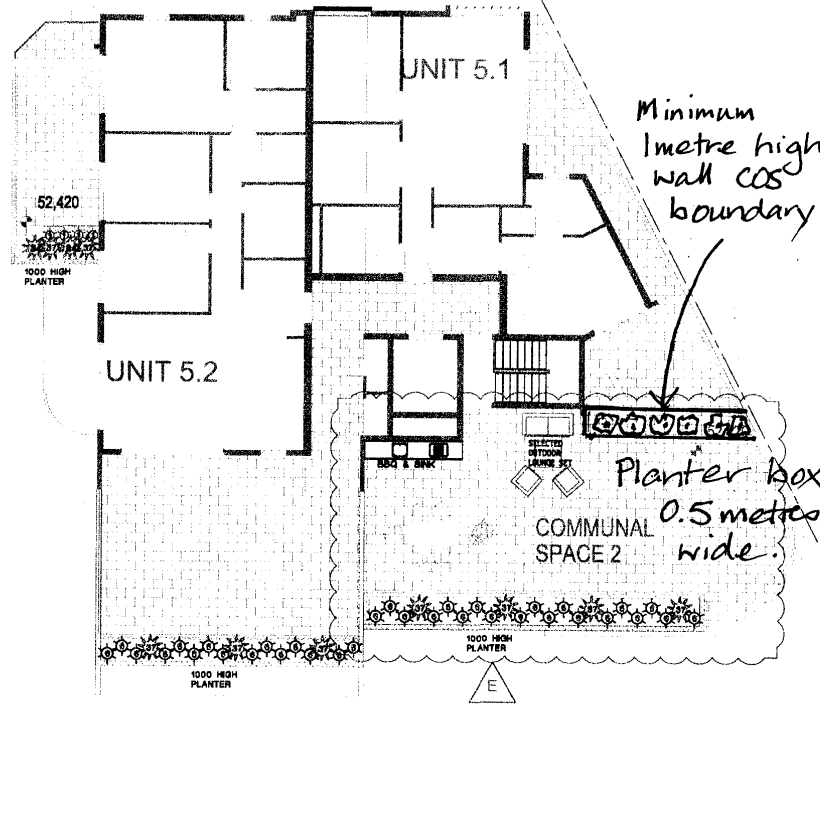
- 1 The proposal is satisfactory having regard for the relevant environmental planning instruments, plans and policies.
- 2 There are no significant issues or impacts identified with the proposal under s.4.15 of the Environmental Planning and Assessment Act 1979.
- 3 The potential constraints of the site have been assessed and it is considered that the site is suitable for the proposed development.
- 4 Subject to the imposition of appropriate conditions, the proposed development is not expected to have an adverse social or economic impact.
- 5 It is considered that the proposed development will complement the locality and meet the desired future character of the area and the residents' needs.

Votes The decision was unanimous

Attachments Attachment 1 Sketch of changes to Communal Open Space area



LEVEL 4



LEVEL 5

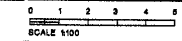
REV	DESCRIPTION	DATE
E	AMEND AS PER ARCH CHG	14.10
D	REMOVED ACCESS FROM Bartrude Street	12.8.2
C	AMEND AS PER ARCH CHG	12.8.2
B	ADD STREET TREE AS REQ BY COUNCIL	12.8.1
A	DA ISSUE	12.8.1

NOTE:

- All landscape works shall be carried out by members of the LANDSCAPE CONTRACTORS ASSOCIATION of AUSTRALIA.
- Contractors must verify all dimensions at the site before commencing any work or making any drawings which must be approved before manufacturing.
- Do not scale drawing, if in doubt - ASK
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
- All Existing trees to remain shall be protected in per arborist report & council requirements
- All planting shall be in accordance with the AS 4
- Thoroughly eradicate weeds from all garden areas
- No variation to the works to be carried out with prior approval from owner.
- All materials to be the best of their respective kind and shall comply with approved sample type submitted or specified.
- Substitution of plant species or varieties will not be permitted.
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground line.
- All landscape works shall comply with all council DA & CD conditions and all relevant "AUSTRALIA STANDARDS" and AUS SPEC NO.1 Specification C273-Landscaping.
- Irrigation system - if required, shall be designed / installed to comply with AS 1684, AS 2025.1-1984 AS 2088.2-1988, AS 2088.3-1992, water board or other relevant authority regulations.

MAINTENANCE

- All landscape works are to be maintained for a period of 12 months (or as required by council DA Condition) landscape contractor after final completion AND shall be maintained at all times in a suitable manner. Replace plants which have failed with the same species. Mulch to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moist levels required for optimum growth. All garden areas to be maintained free from weeds.



PROPOSED PLANT SCHEDULE

IN ACCORDANCE WITH AS 2303: 2010

GROUND COVER / BOARDER			
1	Manispa cloverleaf "Nax"	Dwarf Nandina	0.6 100mm 8
2	Lomandra "TANCA"	Dwarf Lomandra	0.75 100mm 2
3	Lilium monochlorum "Just Right"	Just Right Lilium	0.5 100mm 21
4	Diella lanata "Deady"	Deady Flax Lily	0.1 100mm 29
5	Orange "Shin Jit"	Orange	0.1 100mm 12

