MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT THE PATERSON ROOM, MAITLAND TOWN HALL, HIGH STREET, MAITLAND ON THURSDAY, 27 MAY 2010 AT 3.00 PM

PRESENT: Garry Fielding Chair

Jason Perica Deputy Chair
Clr Peter Blackmore Panel Member
Clr Bob Geoghegan Panel Member
Bob McCotter Panel Member

COUNCIL STAFF IN ATTENDANCE

Stephen Punch Principal Planner
Belinda Barrie Town Planner
Cindy Dickson Town Planner

APOLOGY: Kara Krason, Panel Member

The meeting commenced at 3.00 pm. The Chair welcomed everyone to the second Hunter & Central Coast Joint Regional Planning Panel meeting in Maitland.

1. Declarations of Interest

Clr Bob Geoghegan declared a non -pecuniary interest of insignificant proportion, as he is the Chairman of Benhome, which is in direct competition with this development. The declaration is consistent with the Panel Code of Conduct.

2. Public Submissions -

Nil

3. Business Items

ITEM 1 - JRPP 2010HCC002 - Maitland DA 09-2756 – 144 Bed Seniors Living Development – Residential Care Facility, Anambah Road Rutherford

The Panel indicated that the report was comprehensive and well written. Minor amendments are required to the report (as indicated by the Chair). These amendments will be made and the report sent to the Panel Secretariat to replace the report currently available on the website.

Jason Perica raised a concern with regard to the provision of a minibus to serve the proposal, given the site's distance from support services, and suggested a condition should be included to be more explicit about the provision of this service. A condition was drafted by Council officers for the consideration of panel members.

Motion moved by Peter Blackmore that the Officers' recommendation to approve the proposal be adopted, subject to the recommended conditions of consent and including the following amendments:

Pursuant to Section 80A(1) of the *Environmental Planning and Assessment Act 1979*, and the Maitland S94A Levy Contributions Plan 2006, a contribution of **\$170,000** shall be paid to the Council.

The above amount may be adjusted at the time of the actual payment, in accordance with the provisions of the Maitland City Council S94A Levy Contributions Plan 2006.

Payment of the above amount shall apply as follows:

- Building work only prior to issue of the Construction Certificate.
- Subdivision and building work prior to the issue of the Construction Certificate, or Subdivision Certificate, whichever occurs first.
- Where no construction certificate is required prior to issue of an Occupation Certificate.

The above "contribution" condition has been applied to ensure that:

- i) Where the proposed development results in an increased demand for public amenities and services, payment towards the cost of providing these facilities/services is made in accordance with Council's adopted contributions plan prepared in accordance with the provisions of section 94A of the Environmental Planning and Assessment Act, 1979.
- ii) Council's administration expenses are met with respect to the processing of the application
- All excavated and/or filled areas are to be retained or battered and suitably drained so as to prevent any subsidence of the area and constructed so as to avoid any concentration or increase in the flow of water into or around the proposed buildings or neighbouring buildings or onto neighbouring land.
 - Where a retaining wall is planned for this purpose and such wall exceeds 1.0m in height at any point from finished ground level, plans and specifications of the construction SHALL BE APPROVED BY COUNCIL BEFORE WORKS COMMENCE. Plans and specifications of retaining walls greater than 1.0m in height MUST BE CERTIFIED BY A PRACTICING PROFESSIONAL ENGINEER. Note: The submission of a separate Development Application is not required for a retaining wall associated with this approval and indicated on the approved plans.
- Access for people with disabilities must be provided in accordance with DP1, DP2, and DP8 of the Building Code of Australia. Compliance with Part D3 of the Building Code of Australia satisfies this requirement. All elements are to meet the requirements of Australian Standard AS1428.1 "Design for Access & Mobility".
- 38. Prior to the issue of the Occupation Certificate for Stage 1, a waste management plan shall be prepared, including the management and disposal of all medical waste. Such plan shall be prepared in consultation with the NSW Department of Health and the NSW Department of Environment, Climate Change and Water.

42. Signs are to be located so that they do not interfere with safe traffic movement.

and also the inclusion of condition 43 as follows:

Minibus Operations

43. A minibus service (incorporating disability access) shall be provided to residents of the facility at a minimum frequency of twice daily, Monday to Friday, between 9am to 5pm, and once on Saturdays between 9am and 12 noon with pick up from reception. The minibus shall provide the residents a connection to the Rutherford Shopping Centre, as well as the Maitland railway station and Maitland CBD as required.

Motion seconded by Bob McCotter

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 3:08pm.

Endorsed by

Garry Fielding

Chair, Hunter & Central Coast Joint Regional Planning Panel

3 June 2010