

# MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT THE ERINA CENTRE ON THURSDAY 22 JULY 2010 AT 3.00 PM

## PRESENT:

GARRY FIELDING	CHAIR
JASON PERICA	DEPUTY CHAIR
GREG FLYNN	PANEL MEMBER
KARA KRASON	PANEL MEMBER
GARY LOFTS	PANEL MEMBER

## COUNCIL STAFF IN ATTENDANCE:

FRED DOBBS	GOSFORD COUNCIL
ROBERT EYRE	GOSFORD COUNCIL
GARY CHESTNUT	GOSFORD COUNCIL

## APOLOGY:

Nil

The meeting commenced at 3.00 pm.

### 1. Declarations of Interest -

In relation to ITEM 4, Garry Fielding declared a professional association with Doug Sneddon, which ended 5-6 years ago.

### 2. Business Items

**ITEM 1 - JRPP 2009HCC011 - Gosford DA No. 37503/2009 - Designated/Integrated Development - Boundary Adjustment/Resubdivision - Consolidate 6 into 5 lots, Wisemans Ferry Road, Spencer**

### 3. Public Submission -

Paul Carroll (Owner) addressed the panel **in favour of** the Item

### 4. Business Item Recommendation

**JRPP 2009HCC011 - Gosford DA No. 37503/2009 - Designated/Integrated Development - Boundary Adjustment/Resubdivision - Consolidate 6 into 5 lots, Wisemans Ferry Road, Spencer**

**Moved** Jason Perica and seconded by Kara Krason

That the Panel adopt the Council officer's recommendation to refuse the proposal for the reasons set out in Council's recommendation A1-A4 and B, C and D as contained in Council's Report to the Hunter & Central Coast Joint Regional Planning Panel for DA No. 37503/2009.

**MOTION CARRIED, ALL IN FAVOUR**

**ITEM 2 - JRPP 2010HCC005 - Gosford DA 38097/2010 - Demolition of Existing Buildings and Construction of a 3-6 Storey Residential Flat Building, 19-21 Donnison Street West and 2-8 Fielder Street, West Gosford**

**5. Public Submission -**

Mike Tuckerman (on behalf of the applicant) addressed the panel **in favour of** the Item  
Chris King (on behalf of the applicant) addressed the panel **in favour of** the Item

**6. Business Item Recommendation**

**JRPP 2010HCC005 - Gosford DA 38097/2010 - Demolition of Existing Buildings and Construction of a 3-6 Storey Residential Flat Building, 19-21 Donnison Street West and 2-8 Fielder Street, West Gosford**

**Moved** Jason Perica and seconded by Kara Krason

That the Panel adopt the Council officer's recommendation to refuse the proposal for the reasons set out within Council's Report to the Hunter & Central Coast Joint Regional Planning Panel for DA No. 38097/2010, with the following addition:

- 'lack of storage' is added to Recommendation A2 of as a further non-compliance with the requirements of SEPP 65 and the Residential Flat Design Code.

**MOTION CARRIED, ALL IN FAVOUR**

**ITEM 3 - JRPP 2010HCC006 - Gosford DA 38134/2010 - 3 Storey Residential Flat Building - 65 Units, 156-160 Terrigal Drive, Terrigal**

**7. Public Submission -**

Peter Andrews (on behalf of the applicant) addressed the panel **in favour of** the Item  
Ken Rose addressed the panel **against** the Item  
John McInearny addressed the panel **against** the Item

**8. Business Item Recommendation**

**JRPP 2010HCC006 - Gosford DA 38134/2010 - 3 Storey Residential Flat Building - 65 Units, 156-160 Terrigal Drive, Terrigal**

**Moved** Jason Perica and seconded Kara Krason

1. That the Panel *not* adopt the Council officer's recommendation to refuse the proposal, and approve the proposal subject to the draft conditions provided by Council contained in Attachment 11 to Council's Report to the Hunter & Central Coast Joint Regional Planning Panel for DA No. 38134/2010 Part 1 and the "without prejudice" draft conditions of approval as outlined in that report be adopted with the following additional conditions and terms:

- A The Panel considers the objections lodged under SEPP 1 to all the development standards of Clause 28 (including the maximum top floor height) of the Gosford Planning Scheme Ordinance (GPSO) are well founded and adherence to the standards is unreasonable and unnecessary

in this application. The Panel therefore assumes the concurrence of the Director of Planning to vary the development standards of Clause 28 of the GPSO to permit the development.

The following additional conditions be inserted into the conditions, in the appropriate location:

- i. Prior to issue of a Construction Certificate: The design and location of the ground level bin storage area must be reviewed and redesigned to consider other options for locating this facility. If this is not possible, then the bin area shall be set back as far as is practicable from the northern boundary, and methods incorporated into the design to minimise the impacts of odour and noise on the adjoining residents to the north. The revised plans are to be provided to Council's satisfaction prior to the issue of a Construction Certificate.
- ii. Prior to issue of a Construction Certificate: The deletion of the pedestrian pathways in the Terrigal Drive Road Reserve to the ground floor units in Block A unless separately approved by Council under Section 138 of *the Roads Act 1993*.
- iii. Prior to issue of a Construction Certificate: The northern-most balcony of the first floor unit in Building A must be reduced to approximately half of its proposed size, such that the rear alignment of the balcony aligns with the rear wall of the adjoining building. The revised plans are to be provided to Council's satisfaction prior to the issue of a Construction Certificate.
- iv. All road works associated with the development must be undertaken at the expense of the applicant.

#### **MOTION CARRIED, ALL IN FAVOUR**

#### **ITEM 4 - JRPP 2009HCC016 - Gosford DA 37907/2009 - Medical Centre/Hospital, 12 Jarrett Street, North Gosford**

#### **9. Public Submission -**

Doug Sneddon addressed the panel **in favour of** the Item

#### **10. Business Item Recommendation**

#### **JRPP 2009HCC016 - Gosford DA 37907/2009 - Medical Centre/Hospital, 12 Jarrett Street, North Gosford**

**Moved** Jason Perica and seconded Kara Krason

That the Panel adopts the Council officer's recommendation to approve the proposal for the reasons set out in Attachment B of Council's Report to the Hunter & Central Coast Joint Regional Planning Panel for DA No. 37907/2009 Part 1, subject to the following amendments:

1. Condition 1.1

The following Landscape plan must be removed from the list of approved plans in Condition 1.1:

Drawing	Description	Sheets	Issue	Date
LCC.01	Landscape Plan as amended by revised building footprint	1	-	05.04.2010

1.2. A new condition must be inserted in Section 2:

*Prior to the issue of a Construction Certificate, the applicant must prepare and submit a revised Landscape Plan to the satisfaction of the Council.*

1.3. Condition 6.1, to be amended as follows:

*The hours of operation of the use are to be restricted to those times listed below, ie.*

*Weekdays and weekends – 7.00am to **8.00pm***

*Any variation to these hours is to be subject to the prior consent of Council.*

1.3. Condition 6.14, to be amended as follows:

*The proposed day surgery shall be used for out patients only with no persons staying overnight on the premises, **except under exceptional circumstances.***

1.4. Condition 6.17, to be amended as follows:

*The total number of staff and medical practitioners present at one time at the medical centre shall be restricted to a maximum of thirty-one (31). Any increase in the number of staff or medical practitioners may require additional car parking provision and will require **a development or modification application.***

**MOTION CARRIED, 4 to 1** (Gary Lofts not in support)

The meeting concluded at 5.35 pm.

Endorsed by



Garry Fielding  
Chair, Hunter & Central Coast Region Planning Panel  
27 July 2010