

**MINUTES OF THE HUNTER CENTRAL COAST JOINT
REGIONAL PLANNING PANEL MEETING HELD AT WYONG
SHIRE COUNCIL ON
THURSDAY, 24 JUNE 2010 AT 2:00 PM**

Present:

Garry Fielding - Chair
John Colvin – Panel Member
Cr Doug Eaton – Panel Member
Kara Krason – Panel Member
Cr Bill Symington – Panel Member

In Attendance Council Staff

Peter Fryar	Manager, Development Assessment
Emily Goodworth	Senior Development Planner
Adam Stewart	Development Engineer
Jane Doyle	Minute Secretary

1. Apologies: Nil

2. Declarations of Interest –

Councillor Eaton notified an allegation of perceived bias. Members considered there to be no conflict and therefore nothing that would influence Councillor Eaton's decision making in this matter.

3. Public Submission –

Carol Dezius - addressed the Panel **against** the Council Officers' recommendation in JRPP 2010HCC007 – DA/1396/2009.

4. Business Items

ITEM 1 : JRPP 2010HCC007 – DA/1396/2009 - Proposed Health Services Facility (Warnervale Super GP Clinic), 85 Sparks Road, Woongarra

Motion moved by Kara Krason
Seconded by Councillor Eaton

That the application be approved as recommended but subject to the inclusion of deferred commencement conditions, new conditions and amended conditions as outlined below.

Proposed Deferred Commencement Conditions:

- 1 The Voluntary Planning Agreement bein executed in accordance with the agreed and exhibited terms.
- 2 Building elevations being submitted to Council demonstrating, to the satisfaction of Council officers, appropriate colours and materials to be used in the proposed development along the Minnesota Road (eastern) elevation of the development.

Proposed Amended Conditions

- 12 The provision at no cost to Council or the RTA of the following works at Sparks Road and Minnesota Road:

Sparks Road (West Bound)

- Extend the right turn lane into Minnesota Road from 100 metres to 200 metres.
- Extend the approach auxiliary through lane from 130 metres to 200 metres.
- Extend the departure lane from 130 metres to 200 metres.

Sparks Road (East Bound)

- Extend the approach left/through lane from 70 metres to 120 metres.
- Extend the departure lane from 60 metres to 120 metres.

The lane lengths shown are full width lane lengths. In addition to the lengths shown, taper lengths are also to be provided in accordance with the RTA Road Design Guide or approved equivalent. Detailed design plans of the above works shall be approved by the RTA prior to the issue of a Construction Certificate.

Note: These extended lane lengths may require changes to the operation and arrangement of the Sparks Road/Hiawatha Road intersection.

- 68 Amend the heading "Disabled Access" to read "Disability Access".
- 91 No advertisement **or signage** shall be erected on or in conjunction with the use and/or development without prior development consent unless the advertisement is an 'approved sign' under Development Control Plan 2005, Chapter 50 - Advertising Signs. **The sign shown on the south west elevation does not form part of this consent.**

Proposed New Conditions

- 1 The strata subdivision of the proposed development does not form part of this consent.

Prior to Issue of the Construction Certificate:

- 2 A landscape plan, incorporating details of substantial screen landscaping along the northern elevation of the proposed multi level aboveground car park and Radiology Building being submitted to Council Officers for consideration and approval.

MOTION CARRIED UNANIMOUSLY

**ITEM 2 : JRPP 2009HCC011 - GOSFORD DA NO. 37503/2009 -
DESIGNATED/INTEGRATED DEVELOPMENT - BOUNDARY
ADJUSTMENT/RESUBDIVISION - CONSOLIDATE 6 INTO 5 LOTS, WISEMANS FERRY
ROAD, SPENCER**

The matter was deferred at the request of Gosford City Council Officers.

The meeting concluded at 3.45 pm

A handwritten signature in black ink, appearing to read 'Garry Fielding', with a long horizontal flourish extending to the right.

Garry Fielding
Chair, Hunter & Central Coast Joint Regional Planning Panel
Date 28 June 2010