

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PANEL MEETING HELD AT THE ERINA CENTRE, ERINA, ON 2 DECEMBER 2010 AT 6:00PM

PRESENT:

Garry Fielding	Chairperson
Kara Krason	Panel Member
Jason Perica	Panel Member
Clr Laurie Maher	Panel Member
Greg Flynn	Panel Member

IN ATTENDANCE

Fred Dobbs	Gosford City Council
Diane Spithill	Gosford City Council
Robert Eyre	Gosford City Council

APOLOGY:

Nil

The meeting commenced at 6:00pm.

1. Declarations of Interest -

In relation to ITEM 2, Garry Fielding declared a past professional association with the consultant planner, Doug Sneddon. However there was no conflict of interest given the association has ended.

2. Business Items

ITEM 1 - JRPP 2009HCC003 Gosford DA no. 37213/2009 - 7 split level new dwellings & 2 storey bldg, 361-363, 371-379 and 381 The Scenic Road, McMasters Beach, NSW 2251.

Fred Dobbs of Gosford City Council addressed the Panel, indicating that the applicant has submitted an amended subdivision plan to Council. As this plan was required as part of the original recommended deferred commencement conditions, Council has subsequently prepared an amended recommendation which is to be put before the Panel.

3. Public Submissions -

John McLennan addressed the panel **against** the item.

Ian Paananen addressed the panel **against** the item.

Barbara Wills (on behalf of McMasters Beach & District Progress Association) addressed the panel **against** the item.

4. Business Item Recommendations

ITEM 1 - JRPP 2009HCC003 Gosford DA no. 37213/2009 - 7 split level new dwellings & 2 storey bldg, 361-363, 371-379 and 381 The Scenic Road, McMasters Beach, NSW 2251.

Moved Jason Perica, seconded Greg Flynn

That the Panel accept the Council officer's amended recommendation to:

(A) modify DA No. 35374/2008 subject to the following amendments:

(a) Replace condition 1(a) of the consent with the following condition:

Development being generally in accordance with the plan numbered DWG 13657A dated Nov 2003, 1 sheet, submitted by Coastplan Consulting, drawn by Bissett & Wright, as amended in red, or where modified by any conditions of this consent.

(B) grant deferred commencement consent to DA No. 37213 subject to the conditions set out in Council's report, and subject to the following amendments:

(b) Replace condition A(i) of the deferred commencement with the following condition:

Submission of amended site plans (drawings 1 & 2 of each of the 7 dwellings) to match the amended subdivision plans approved under DA 35374/2008.

(c) Delete deferred commencement condition A(b)

(d) Condition A(c) of the deferred commencement to be amended as follows:

*The Restriction as to User shall include the drainage lines, diversion berms, diversion drains, inlet pits and dispersion trenches within Lot 100 to the benefit of **Lots 101, 102, 10, 11, 7 and 8** as shown on the **Stormwater Overlay dated 30 November 2010** and the Stormwater Management Plan prepared by Coastplan Consulting dated 10 September 2009.*

*The Restriction as to User shall be created over the interallotment drainage lines and anti scour protection located at the intermittent watercourse within Lot 100 to the benefit of **Lots 101, 102, 10, 11, 7 and 8** as shown on the Layout Plan and Stormwater Management Plan prepared by Coastplan Consulting dated 10 September 2009.*

(e) Replace condition A(d) of the deferred commencement with the following condition:

Each dwelling is to contain no more than 4 bedrooms.

(f) Delete deferred commencement condition A(e)

(g) The list of Approved Plans and Supporting Documentation in 1.1 of the Parameters of Consent to be amended as follows:

Drawing	Description	Sheets	Date
DWG13657A	Layout Plan 1	1 Sheet	Nov 2003
DWG13657A	Preferred Effluent Management Area	1 Sheet	30 Nov 2010
Extract DWG 1365A	Stormwater Overlay	1 Sheet	30 Nov 2010

Supporting Documentation

Document	Title	Date
8964896	Wastewater Management Report	Nov 2010
8551677	Stormwater Management Plan	10 Sep 2010

- (h) Insert new condition 2.11 as follows:

Details of colours and materials of external finishes are to be provided to Council prior to the issue of a Construction Certificate. Finishes, particularly of the roof, shall consist of materials with a low reflective quality which blend with the landscape of the site on which the dwellings are to be located.

- (i) Insert new condition 4.17 as follows:

All fill to be clean fill.

MOTION CARRIED, ALL IN FAVOUR

ITEM 2 - 2010HCC011 Gosford DA No. 37745 – 22 Unit Residential Flat Building, Restaurant and Basement Carpark; 63-65 Masons Parade, Point Frederick.

5. Public Submissions -

Julie McNab addressed the panel **against** the item.

Doug Sneddon (planner on behalf of applicant) addressed the panel **in favour of** the Item

Cathy Slater (architect on behalf of applicant) addressed the panel **in favour of** the Item

6. Business Item Recommendations

ITEM 2 - 2010HCC011 Gosford DA No. 37745 – 22 Unit Residential Flat Building, Restaurant and Basement Carpark; 63-65 Masons Parade, Point Frederick.

Moved Jason Perica, seconded Kara Krason:

That the Panel accept the Council officer's recommendation to grant consent to DA No. 37745 subject to the conditions set out in Council's report, and subject to the following amendments:

- (a) Condition 2.2 to be amended to include the following:

Finishes shall be provided to Council for approval prior to the issue of a Construction Certificate, such finishes to include measures to provide depth and interest to the façades.

- (b) Insert new condition 2.22 as follows:

A new masonry wall for the length of the adjoining proposed driveway shall be placed within the site along the eastern boundary to a height of 2.1m and finished and painted to a colour of choice determined by the owner of 1 Shortland Street. If an acceptable choice of finish and colour cannot be agreed, then Council shall decide on the finish and colour.

- (c) Insert new condition 2.23 as follows:

An appropriate fixed privacy screen shall be accommodated to the southern most dining room on the eastern wall of the second and third floor levels, to address

privacy concerns to the adjoining properties to the east, and measures to address the side issue of the Penthouse. Details of the privacy measures must be to the satisfaction of Council prior to the issue of a Construction Certificate.

- (d) Condition 5.18 to be renamed Condition 2.22 and amended as follows:

*Details to be submitted prior to the issue of a **Construction Certificate. This will require the revision of the driveway width.***

- (e) Insert new condition 5.20 as follows:

Trees and landscaping on the eastern boundary of the site shall be provided to the maximum extent possible having regard to the driveway.

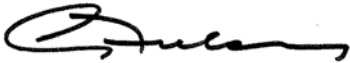
- (f) Condition 6.5 to be replaced with the following:

All deliveries and garbage services associated with the restaurant and any commercial or retail use must be made between the hours of 7:00am and 8pm Monday to Friday and between the hours of 9:00am and 8:00pm on Saturdays and Sundays.

MOTION CARRIED, ALL IN FAVOUR.

The meeting concluded at 7:45pm.

Endorsed by



Garry Fielding
Chair, Hunter & Central Coast Joint Regional Planning Panel
9 December 2010