

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LAKE MACQUARIE CITY COUNCIL ON THURSDAY 07 APRIL 2011

PRESENT:

Garry Fielding	Chair
Barry Johnston	Panel Member
Kara Krason	Panel Member
Jason Perica	Panel Member

IN ATTENDANCE

John Andrews	Chief Development Planner
Michelle Bisson	Development Planner
Felicity Booth	Minute Taker
Steve Brown	Manager Development Assessment and Compliance
Louise Wilson	Operational Team Leader
David Lovell	Senior Development Planner

APOLOGY: PETER REES

1. The meeting commenced at 2:40pm
2. **Declarations of Interest – None**
3. **Business Items**

ITEM 1 - 2010HCC018 Lake Macquarie DA No. 886/2010 – Retirement Village; 40-48 Burton Road, Mount Hutton

Moved by Kara Krason, seconded by Barry Johnston that the recommendation be approved subject to the following changes to the recommended conditions:

51. Communal Mini Bus - Deleted

88. Crime Prevention through Environmental Design

- (a) Directional signage shall be provided throughout the development. The signage is to be clear, legible and useful, to aid way finding throughout the site.
- (b) Community Centre, Maintenance Shed, Men's Shed and Caravan Store to have a security alarm systems fitted, with remote monitoring and response.
- (c) Wheelie bins are to be secured so they cannot be used as a climbing aid.
- (d) CCTV shall be installed in and around the Community Centre with a recording device that records video continuously.
- (e) Landscaping shall not inhibit natural surveillance (block sight lines) or provide concealment and entrapment opportunities.

- (f) Glass within the Community Centre shall be laminated to enhance the physical security of the doors and windows.
- (g) Fire exit doors to the development shall be fitted with single cylinder locksets (Australia and New Zealand Standard – Lock Sets) to restrict unauthorized access to the development.
- (h) The main entry/exit doors to individual dwellings/units shall be fitted with single cylinder locksets (Australia and New Zealand Standard – Lock Sets) to restrict unauthorised access to the dwelling/unit.
- (i) The windows to individual dwellings/units shall be fitted with key operated locksets (Australia and New Zealand Standard – Lock Sets) to restrict unauthorized access to the dwelling/unit.
- (j) Security screen doors shall be fitted to all dwelling/unit entry and exit doors.
- (k) Graffiti shall be removed within twenty four (24) hours and lighting, if damaged or broken to be restored within forty eight (48) hours.
- (l) A detailed plan outlining the maintenance of the subject matter of the preceding sub paragraphs of this condition shall be submitted to Council prior to the issue of the first Construction Certificate for the development, and Council approval to the plan shall be implemented by the consent holder at no cost to the Council.

Documents and plans submitted with the Construction Certificate shall demonstrate that these security measures have been implemented.

89. Access to Services

Council has reviewed and considered the information provided in the Social Impact Assessment (SIA) prepared by BBC Planners, Ref: 10-152 dated December 2010 and the Additional Information Correspondence, Ref 8572-ltr-026-LMCC, dated 16 March 2011 when assessing this development.

The Retirement Village shall provide access to meals, cleaning, emergency assistance, and a transport service for the residents of the Retirement Village. The access shall be provided prior to the issue of the first Occupation Certificate, interim or otherwise, for Stage 1 and be continually provided thereafter for the development in all its Stages; and:

- The Retirement Village shall be managed in accordance with the Retirement Villages Act 1999 and Retirement Villages Regulation 2009.
- A plan of management for the retirement village shall be submitted and approved by Council prior to the issue of the first Occupation Certificate, interim or otherwise, for Stage 1 of the development and is to detail the social elements of the Retirement Village operations, including any on-site or off-site site management, and arrangements for access to medical and allied health services, as well as personal care services (such as meals and cleaning). This plan shall deal with:
 - (i) Maintenance of a Resident Directory which details and outlines village issues and procedures;
 - (ii) The provision of personal care services associated with domestic duties and accessing other services;
 - (iii) A housekeeping service;
 - (iv) The provision of home delivered meals as required;
 - (v) The provision of transport services (mini bus, taxi, hire cars etc);
 - (vi) Use of the Community Centre, by residents and external parties;

- (vii) The provision of motorised transport carts around the site;
 - (viii) Details pertaining to nearby shopping areas, GP surgeries and recreational areas; and
 - (ix) The maintenance of the landscaped areas and recreation facilities within the site.
- The essential criteria for the appointment of the Site Manager shall include a requirement for the appointee to have knowledge of the range of support services available to the residents of the Retirement Village as they age.
 - Access to meals shall be provided to all residents of the Retirement Village and this service shall be available to all residents of all stages of the development in perpetuity. Access to home delivered meals shall be available 7 days per week, from 7am to 8pm. A commercial agreement shall be entered into by the Retirement Village and the respective meal provider(s) and be in operation in perpetuity of the operation of the development.
 - Access to cleaning services shall be provided to all residents of the Retirement Village and this service shall be available to all residents of all stages of the development in perpetuity. The cleaning service shall be available Monday to Friday, during normal business hours. A commercial agreement shall be entered into by the Retirement Village and the respective cleaning provider(s) and be in operation in perpetuity of the operation of the development.
 - Access to the provision of personal medical alert devices shall be provided to the residents of the Retirement Village and this service shall be available to all residents of all stages of the development in perpetuity. This access shall involve the provision of personal necklace and bracelet devices. A commercial agreement shall be entered into by the Retirement Village and the respective personal medical alert device provider(s) and be in operation in perpetuity of the operation of the development.
 - Access to General Practitioners (GP) shall be provided to all residents of the Retirement Village and this service shall be available to all residents of all stages of the development in perpetuity. This access shall include in house and home visits. Should the resident require transport to the Medical Service, this shall be arranged by the Site Manager.
 - A communal mini bus shall be provided on site for the development in perpetuity prior to the issue of the first Occupation Certificate for Stage 1. The Site Manager shall ensure the mini bus is available to all the residents of all stages of the development. The frequency of the outings shall be subject to final agreement with the residents of the retirement village, however, a minimum of two outings per week shall be available to the residents of the Retirement Village. A parking space for the mini bus, opposite the Community Centre, in accordance with the approved plans, shall be provided.
 - Residents of the village shall be provided with a 'Welcome Pack' prior to occupying the development, detailing the services (and hours, contact details) available to them in the village, and nearby commercial centres.
 - A service directory shall be provided to the residents of the Retirement Village, prior to occupying the development, detailing the optional services available to residents (eg meal provision, housekeeping, transport) and the process for arranging access to these services. This service directory shall also include contact details for local community support and general practitioner services.
 - An activity/outing program for resident activities on site, within the Community Centre and/or off site shall be provided to all residents of the Retirement Village prior to occupying the development and on a continuing basis as the program changes.
 - The development and implementation of a 'welcome program' shall be provided to the residents to begin the process of building relationships between new and existing

residents. This shall involve an ongoing program of events including community BBQ's and initial support for social clubs and activities.

- The residents of the Retirement Village shall be provided with the opportunity to participate in the decision process in determining the service provider(s) for the development and the type of activities and/or services to be available to the residents of the Retirement Village.
- The residents of the village will present a valuable pool of volunteers to assist community organisations and health and welfare services. This should be promoted and assisted by the village's Site Manager.
- The proponent shall communicate details of the construction phase of the proposal to local residents, including details of phasing, types of works, hours of operation, and truck movement times and routes and any problems experienced to be addressed through direct phone contact with the contractor.
- An emergency response intercom or similar device shall be installed in each dwelling in the Retirement Village before the issue of an Occupation Certificate, whether interim or otherwise, for the Stage in which the dwelling is situate. The intercom/device shall be operable at all times. The intercom/device shall be monitored by the Site Manager (or authorised agent) at all times so that when operated by the resident, the Site Manager (or authorised agent) will be directly informed of the emergency and be able to provide the occupier of the dwelling with immediate emergency assistance.

MOTION CARRIED UNANIMOUSLY.

The meeting concluded at 3.05pm

ITEM 2 - 2010HCC030 Lake Macquarie DA No. 1601/2010 – Telecommunication Facility; 15C Jetty Point Road Murrays Beach NSW

1. The meeting commenced at 5:00pm
2. **Declarations of Interest – None**

Public Submissions –

- Mark Stace addressed the Panel **against** the proposal.
- Cr Phillipa Parsons addressed the Panel **against** the proposal
- Vanessa Gore addressed the Panel **against** the proposal.
- Robert Massara addressed the Panel **in favour of** the proposal
- Ivan D'amico addressed the Panel **in favour of** the proposal

Moved by Jason Perica, seconded by Barry Johnston that the Council Officers' recommendation of refusal be adopted and the applicant be encouraged to consider and pursue other alternatives such as a co-location and other sites which may achieve similar overall coverage.

MOTION CARRIED UNANIMOUSLY.

The meeting concluded at 5:49pm

Endorsed by



Garry Fielding
Chair

