

**MINUTES OF THE HUNTER & CENTRAL COAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT LAKE MACQUARIE CITY COUNCIL
ON THURSDAY, 21 FEBRUARY 2013 at 5.00 PM**

Present:

Jason Perica – Acting Chair
Bob McCotter – Panel Member
John Colvin – Panel Member
Barry Johnston – Panel Member
Justin Hamilton – Panel Member

Council staff in attendance:

Elizabeth Lambert
Greg Field
Felicity Booth

Apology: None

1. The meeting commenced at 5.03pm

The Chair welcomed everyone to the Hunter & Central Coast Regional Panel Meeting.

2. Declarations of Interest –

It was noted the panel's normal Chair Gary Fielding has stepped down from today's meeting as his company has an interest in the project. Jason Perica declared a non-pecuniary interest (non-financial and not personal) as he had a professional relationship with Mr Fielding.

3. Business Item -

Item 1 - 2011HCC004 - Lake Macquarie, DA/2233/2010, Retirement Village and Road, 153 and 153A Marmong Street Marmong Point

4. Public Submissions

Addressing the Panel against the item –

- Stewart Petrie
- Cliff Keyworth
- Shane O'Riley

Addressing the Panel on behalf of the applicant

- Anne Moore from Cityplan and owner/sub consultants (for Empowered Living Support Services)

5. Panel Decision

Item 1 - 2011HCC004 - Lake Macquarie, DA/2233/2010, Retirement Village and Road, 153 and 153A Marmong Street Marmong Point

Barry Johnston moved that DA/2233/2010, be approved with the amended conditions listed below being added to the consent, seconded by **John Colvin**

The motion was carried unanimously.

Condition 4A – Insert at the end of (a) the following:

The solar orientation, glazing and shading devices for units 1A, 2B, 3B and 13D shall be reviewed and refined to improve sun protection and such refinements be included in the Construction Certificate.

Condition 5 – Amend condition as follows for Stage 1 - dot point 2

- earthworks associated with this stage of the development and the community centre and bowling green, including any required retaining walls

Condition 8A – Insert at end of condition:

Section 88B Instrument – Pedestrian Access

The applicant shall create a right of carriageway in favour of the public to allow pedestrian access through the site from Marmong Street to the Woodrising shops, including the roads within the site to the satisfaction of Council prior to the issue of the first Occupation Certificate

Condition 24 – Amend condition as follows:

Evidence of contractual arrangements with either a private contractor or Lake Macquarie City Council for the collection of general waste, green waste and recycling materials for the site shall be included with the first construction certificate for Stage 1 of the development.

Waste collection vehicles shall enter and exit the site in a forward direction.

Next sentence within the recommended conditions be deleted. Retain last paragraph.

Condition 33 – Amend condition as follows:

Construction of Footpath / Cycleway to Woodrising Shops

The person entitled to the benefit of this consent shall construct the whole of the footpath / cycleway from the development, across Council owned land to the Woodrising Shopping Centre to connect with the perimeter road in the development. The footpath / cycleway must be constructed to meet the disability access standards and in accordance with Council's requirements for footpath / cycleway construction. The footpath cycleway shall be a minimum of 2.5m wide.

Council shall not be liable for the costs associated with the construction of the footpath / cycleway.

The footpath shall be constructed prior to the completion of Stage 1 of the development and prior to the commencement of Stage 2 of the development, and be to the satisfaction of Council.

Condition 53 – Insert at end of condition the following paragraph:

It would appear aspects of the plans do not meet the requirements listed in the above. The PCA shall ensure the above requirements are met, supported by an access audit, prior to the issue of any relevant Occupation Certificate.

Condition 64 – Insert after first paragraph:

Works shall include appropriate methods to improve safety to the Kylie Close, Marmong Street, High Street intersection to the site, such as a local roundabout, line marking and/or tree removal/pruning. Details are to be provided to Council and shall be to the written satisfaction of Council prior to the issue of the first Construction Certificate.

6. Meeting closed at 6.11pm

Endorsed by

Jason Perica
Acting Chair
Hunter & Central Coast
Joint Regional Planning Panel
Date: 25 February 2013