

**MINUTES OF THE HUNTER & CENTRAL COAST REGION  
JOINT REGIONAL PLANNING PANEL MEETING  
HELD AT THE ENTRANCE COMMUNITY CENTRE,  
THURSDAY 24 FEBRUARY 2011 AT 3.30 PM**

**PRESENT:**

Kara Krason	ACTING CHAIR
John Colvin	PANEL MEMBER
Clr Doug Eaton	PANEL MEMBER
Martin Johnson	PANEL MEMBER

**COUNCIL STAFF IN ATTENDANCE**

Peter Fryar	Wyong Shire Council
Peter Meloy	Wyong Shire Council
Jenny Webb	Wyong Shire Council
Jane Doyle	Minute Secretary

**APOLOGY:** Gary Fielding (Chair), Jason Perica (Panel Member)

1. The meeting commenced at 3.30 pm
2. **Declarations of Interest - Nil**
3. **Business Item**

***ITEM 1 - 2011HCC005 Wyong Shire Council DA/1541/2010 - Proposed Power Generator Turbine Maintenance Facility & Head Office; 9 Corella Close, Berkeley Vale***

4. **Public Submissions –**

Mr S Smith addressed the Panel (on behalf of the applicant) **in favour of** this item

5. **Business Item Recommendation**

**A) 2011HCC005 Wyong Shire Council DA/1541/2010 - Proposed Power Generator Turbine Maintenance Facility & Head Office; 9 Corella Close, Berkeley Vale**

The Panel were provided with additional SEPP 55 assessment by Council Officers at the meeting.

The Panel indicated that it wished to include appropriate conditions covering overflow parking, use of the training building only in association with use of the turbine maintenance

facility, and a plan of management for the site including road access. The proposed condition in relation to the plan of management was drafted by Council Officers, as follows:

#### New Condition

##### **Plan of Management**

78B Prior to the commencement of operation, the submission of a Plan of Management to Council for approval under the Roads Act /Local Government Act for the transportation of turbines to and from the site that will impact any public road. This plan is to include a Traffic Control Plan and/or Work Method Statement that addresses impacts on the normal travel paths of vehicles, pedestrians or cyclists. This Plan must be prepared by an appropriately accredited/qualified person. The Plan is to include:

- 1 Limiting transport of the turbines to and from the site via Wyong Road to the F3 Freeway.
- 2 Limiting transport times of the turbines to between 11.00 pm and 4.00 am unless otherwise determined by the RTA.

#### Amended Condition 25

##### **Vehicle Access and Parking – Design and Approval**

25 The landscaped area located to the south of the Training Building identified on Site Plan No 1 DA 1075/10 Sheet No 1 is to be designated as an overflow parking area.

The design of all carparks and accesses must be in accordance with AS/NZS2890.1/2. The design compliant with AS/NZS2890.1 and 2 is to be submitted to the Principal Certifying Authority prior to issue of a Construction Certificate. The design shall include:

- Designed for an 85%ile vehicle to pass a 99%ile vehicle at all bends and turns.
- Pavement marking and signage.
- The truck parking area is to be restricted to use by medium rigid vehicles.
- The rear carpark area shall provide turning areas at the end of each aisle. Alternatively landscaping shall be designed to allow for sighting of available car spaces.
- Disabled car spaces in accordance with AS 2890.6.
- Wheel stops on all carparking spaces.
- Pavement design to cater for the largest expected design vehicle
- Traffic control road humps shall be provided as per AS/NZS 2890.1
- Lighting shall be provided as per AS/NZS 2890.1.

#### Amended Condition 91

##### **Use of Training Building**

91 The use of the Training Building is to be limited to staff training and information sessions and power generation industry forums and events **which are directly associated with the use of the turbine maintenance facility.**



Moved John Colvin and seconded Doug Eaton

- 1 That the Joint Regional Planning Panel adopts the Council Officer's recommendation and grants consent to the development application subject to the recommended conditions of consent in Attachment 4 of the Business Paper for 2011HCC005, as amended by the Panel as follows:**

Insert New Condition

**Plan of Management**

78B Prior to the commencement of operation, the submission of a Plan of Management to Council for approval under the Roads Act /Local Government Act for the transportation of turbines to and from the site that will impact any public road. This plan is to include a Traffic Control Plan and/or Work Method Statement that addresses impacts on the normal travel paths of vehicles, pedestrians or cyclists. This Plan must be by prepared by an appropriately accredited/qualified person. The Plan is to include:

- 1 Limiting transport of the turbines to and from the site via Wyong Road to the F3 Freeway.
- 3 Limiting transport times of the turbines to between 11.00 pm and 4.00 am unless otherwise determined by the RTA.

Amend Condition 25

**Vehicle Access and Parking – Design and Approval**

26 The landscaped area located to the south of the Training Building identified on Site Plan No 1 DA 1075/10 Sheet No 1 is to be designated as an overflow parking area.

The design of all carparks and accesses must be in accordance with AS/NZS2890.1/2. The design compliant with AS/NZS2890.1 and 2 is to be submitted to the Principal Certifying Authority prior to issue of a Construction Certificate. The design shall include:

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- Disabled car spaces in accordance with AS 2890.6.
- Wheel stops on all carparking spaces.
- Pavement design to cater for the largest expected design vehicle
- Traffic control road humps shall be provided as per AS/NZS 2890.1
- Lighting shall be provided as per AS/NZS 2890.1.

## **Use of Training Building**

- 91 The use of the Training Building is to be limited to staff training and information sessions and power generation industry forums and events **which are directly associated with the use of the turbine maintenance facility.**

**MOTION CARRIED UNANIMOUSLY**

## **6. Business Item**

***ITEM 2 - 2010HCC042 Wyong Shire Council DA/1231/2010 - Seniors Housing Development Comprising 32 Units; Lot 78 DP 9304, No 15 Kitchener Road, Long Jetty***

## **7. Public Submissions**

Daniel Ouma Machio, Steven Depasquale, Myles Crombie and Aras Labutis from Housing NSW addressed the Panel (on behalf of the applicant) **in favour** of this item

## **8. Business Item Recommendation**

The Panel were provided with additional SEPP 55 assessment by Council Officers at the meeting.

The Panel discussed the proposed modifications highlighted in red within the Council Officer's Report to Conditions 26 and 40 with the applicant. The applicant consented for "pedestrian refuge" to remain in Condition 26(c). No other suggested modifications to the conditions relating to the bus shelter and car wash bay were agreed upon by the applicant. The proposed modified conditions are as follows:

### **Modified Condition 26**

#### **Roads**

- 26 The provision at no cost to Council of concrete paving from the proposed development to the nearest bus stops in Toowoan Bay Road and Watkins Street. The footpath design is to be 1.2 metres wide for full length of the proposed footpaving works. All details are to be in accordance with Council's Development Control Plan 2005, Chapter 67 - Engineering Requirements for Development and AS1428. The design plans must be approved by the Roads Authority prior to commencement of Construction and shall include:-
- a. The design of the road and kerb and gutter, for the full length of the proposed footpaving adjacent to roadway that is not formalised with kerb and guttering, to ensure the correct level for the footpaving is achievable.
  - b. Pram ramps adjacent and opposite the proposed development.
  - c. **The construction of a pedestrian refuge in Toowoan Bay Road and pram ramps for both sides on Toowoan Bay Road in accordance with DCP 2005 Chapter 67.**
  - d. Existing pram ramp openings in the kerb returns in Toowoan Bay Road shall be restored to existing kerb and gutter formation.
  - e. ~~A formalised bus shelter and concrete apron shall be installed at the Watkins Street bus stop site.~~
  - e. A concrete apron from the bus shelter to the kerb shall be installed in the bus stop in Toowoan Bay Road



- f. Adjustment of services as required by the relevant service authorities.
- g. Where the footpath crosses existing vehicle footpath and gutter crossings it shall be designed and constructed in accordance with Council's footpath and gutter crossing requirements as identified in DCP 2005 Chapter 67. Transitions 1m either side of the footpath and gutter crossing shall also be required.
- h. Tree removal or lopping as may be necessary to facilitate the footpaving construction are to be approved by Council's Tree Preservation Officer prior to any works commencing.
- i. The splay on the north east corner of Toowoyn Bay Road and Kitchener Road shall be identified and considered as part of the design

#### **Modified Condition 40**

#### **Vehicle Access and Parking**

- 40 The design of the carparking and access road in accordance with AS2890.1 and AS/NZS 2890.6. The design, compliant with AS/NZS2890.1 and AS/NZS 2890.6, is to be submitted to Housing NSW prior to construction and shall include:-
- a. A minimum access width of 5.5m with an additional 300mm either side where kerb higher than 150mm is proposed, to allow for the passing of vehicles.
  - ~~b. Provision for a car wash bay, having minimum dimensions of 5m x 2.7m, directly accessible from the driveway. The car washing area is to be located and designed to drain to a grassed or landscaped area located within a common area and sufficient in size to absorb wastewater from car washing. The car washing space may be provided within an existing carparking space.~~

#### **9. Business Item Recommendation**

- B) 2010HCC042 Wyong Shire Council DA/1231/2010 - Seniors Housing Development Comprising 32 Units; Lot 78 DP 9304, No 15 Kitchener Road, Long Jetty**

**Moved** John Colvin and seconded Doug Eaton

- 1 That the Joint Regional Planning Panel adopts the Council Officer's recommendation and grants consent to the development application subject to the recommended conditions of consent contained in Appendix A of the Business Paper for 2010HCC042, as amended by the Panel as follows:**

#### **Modified Condition 26**

#### **Roads**

- 26 The provision at no cost to Council of concrete paving from the proposed development to the nearest bus stops in Toowoyn Bay Road and Watkins Street. The footpath design is to be 1.2 metres wide for full length of the proposed footpaving works. All details are to be in accordance with Council's Development Control Plan 2005, Chapter 67 - Engineering Requirements for Development and AS1428. The design plans must be approved by the Roads Authority prior to commencement of Construction and shall include:-

- c. The design of the road and kerb and gutter, for the full length of the proposed footpaving adjacent to roadway that is not formalised with kerb and guttering, to ensure the correct level for the footpaving is achievable.
- d. Pram ramps adjacent and opposite the proposed development.
- e. **The construction of a pedestrian refuge in Toowoyn Bay Road and pram ramps for both sides on Toowoyn Bay Road in accordance with DCP 2005 Chapter 67.**
- f. Existing pram ramp openings in the kerb returns in Toowoyn Bay Road shall be restored to existing kerb and gutter formation.
- g. ~~A formalised bus shelter and concrete apron shall be installed at the Watkins Street bus stop site.~~
- e. A concrete apron from the bus shelter to the kerb shall be installed in the bus stop in Toowoyn Bay Road
- h. Adjustment of services as required by the relevant service authorities.
- i. Where the footpath crosses existing vehicle footpath and gutter crossings it shall be designed and constructed in accordance with Council's footpath and gutter crossing requirements as identified in DCP 2005 Chapter 67. Transitions 1m either side of the footpath and gutter crossing shall also be required.
- j. Tree removal or lopping as may be necessary to facilitate the footpaving construction are to be approved by Council's Tree Preservation Officer prior to any works commencing.
- i. The splay on the north east corner of Toowoyn Bay Road and Kitchener Road shall be identified and considered as part of the design

#### **Modified Condition 40**

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  - a. A minimum access width of 5.5m with an additional 300mm either side where kerb higher than 150mm is proposed, to allow for the passing of vehicles.
  - b. ~~Provision for a car wash bay, having minimum dimensions of 5m x 2.7m, directly accessible from the driveway. The car washing area is to be located and designed to drain to a grassed or landscaped area located within a common area and sufficient in size to absorb wastewater from car washing. The car washing space may be provided within an existing carparking space.~~
- 2 ***That the Joint Regional Planning Panel request that all objectors be notified of the Panel's decision.***

**MOTION CARRIED UNANIMOUSLY**

The meeting concluded at 4.55pm

Endorsed by



Kara Krason  
Acting Chair  
**Hunter and Central Coast JOINT REGIONAL PLANNING PANEL**  
**3 March 2011**