

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LAKE MACQUARIE CITY COUNCIL ON THURSDAY 15 SEPTEMBER 2011

PRESENT:

Jason Perica	Acting Chair
John Colvin	Panel Member
Barry Johnston	Panel Member
Peter Rees	Panel Member

IN ATTENDANCE

Andrew Leese	Senior Development Planner
Lisa Blandford	Development Planner
Felicity Booth	Minute Taker

The meeting commenced at 5:00pm

APOLOGIES: KARA KRASON

- 1. Declarations of Interest: Nil**
- 2. Business Items**

ITEM 1 - JRPP 2011HCC010 Lake Macquarie DA/171/2011 - Retirement Village; 10 Central Road, Cooranbong

Public Submissions - Nil

Moved by Peter Rees **seconded by** John Colvin

That development consent be granted to development application DA/171/2011 subject to the conditions set out in the Agenda and Business paper relating to that development application, amended as follows: :

21. Bus Shelter Upgrade

After the word "upgraded" in line 2 of the condition insert "to conform with the requirements of the Disability Discrimination Act 1992 (Cwth)".

26. Erosion and Sediment Controls

Change "groin" in (c) to "groyne"

36. Demolition

Amend the first sentence to read "and, if authorised by the Construction Management Plan prepared and approved for the development, 8am to 5pm Saturdays".

46. Colour Scheme

Following line added to condition to ensure consistency with assessment report:
“All new external pedestrian surface materials must comply with Australian Standard 4586:2007.”

49. Lighting

Following line added to condition to ensure consistency with assessment report:

“A Lighting Plan showing all locations of proposed lighting and lighting details must be submitted and approved by the Principal Certifying Authority prior to the issue of the first Construction Certificate. “

Following conditions added

“57. Deletion of Unit 1A

Unit No.1A shown deleted in red on the approved plans does not form part of this development consent to DA/ 171/2011.”

“58. Compliance with Schedule 3 of SEPP (Housing for Seniors or People with a Disability) 2004

The development must comply with Schedule 3 Part 1 Standards concerning accessibility and useability for hostels and self-contained dwellings and Schedule 3 Part 2 Additional standards for self-contained dwellings of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.”

“59. Recommendations of the Statement of Heritage Impact

The development must comply with the recommendations of the Statement of Heritage Impact prepared by Carste Studio Pty Ltd, dated March 2011 as follows:

- a) Representative buildings within the Retirement Village must be archivally recorded in accordance with the NSW Department of Planning Heritage Branch standards and the details submitted and approved by the Council prior to the issue of the first Construction Certificate and prior to demolition being carried out.

Those items to be recorded and the extent of the archival recording should be based on the representative significance of each building. These items and the Kressville Village should also be considered as a subject of interpretation of the whole site.

- b) Interpretation is to be incorporated into the Activity Centre public areas. Details must be submitted and approved by the Council prior to the issue of any Occupation Certificate for the development.
- c) The proposed new landscaping and fences are now based on the recommendations of the Landscape Master Plan and the Cooranbong Landscape Conservation Management Plan contained in the Appendices of the Conservation Management Plan (CMP) (October 2009).
- d) An Interpretation Plan must be prepared for the whole site and the layers of development and historical themes identified in the CMP should be the basis of the interpretation of the place. The memorial plaque for the Avondale

Health Retreat should be a part of this interpretation and include photographic displays of the original building where available. The Interpretation Plan must be submitted and approved by the Council prior to the issue of any Occupation Certificate for the development.

- e) According to the Conservation Management Plan: History and Heritage Assessment (Appendix A of the CMP Oct 2009), this subject area of this report has a moderate potential for European relics and high potential for Aboriginal sites.

Recommendation of the CMP (Oct 2009):

"Any works proposed will require the liaison with the relevant indigenous stakeholders in order to determine the specific significance of the place or parts of it and the effects on the place."

Such consultation must be undertaken prior to excavation of the site.

- f) The subject site is zoned as having a moderate potential for European archaeological relics and a high potential for Aboriginal relics.

The CMP in **7.8.5.1 Planning** recommends that:

"Any development in the grounds of the Retirement Village site shall be monitored during excavation for archaeological relics and evidence of earlier human activity on the site."

In this instance, consultation with an experienced archaeologist must be undertaken during excavation to identify if any of the areas affected by the proposed works are potential archaeological sites. If any relics are discovered, then all excavation or disturbance to the area must cease immediately and the NSW Office of Environment and Heritage (Indigenous relics), or the Heritage Council of NSW (Non-Indigenous relics) shall be informed and all necessary approvals shall be obtained prior to works recommencing. "

THE MOTION WAS CARRIED UNANIMOUSLY

ITEM 2 - JRPP 2011HCC011 Lake Macquarie City Council DA/263/2011 – Seniors Living Housing; 11A Dobell Drive, Wangi Wangi

Public Submissions -

- Judy McQueeny addressed the panel against the item
- Bryce James addressed the panel against the item
- David Fatcher addressed the panel against the item
- Lorna Rodden addressed the panel against the item
- Ray Bagnall addressed the panel against the item
- Chris Chapman addressed the panel in favour of the item
- Kevin Snell addressed the panel in favour of the item

Moved by John Colvin, **seconded** by Barry Johnston that the matter be deferred in respect of development application DA/263/2011 – Seniors Living Housing at 11A Dobell Drive, Wangi Wangi that:

- (a) the applicant be granted 28 days to permit:

1. The lodgement of amended plans with the deletion of units 30, 37 and 8;
 2. The lodgement of amended plans showing the retention of tree No 10, adjacent Building J;
 3. The lodgement of plans showing the location of any required sub-station on the site; and
 4. The lodgement of plans / information showing details of retaining walls and fencing.
 5. The applicant to undertake a risk assessment for the LPG tank located on site in relation to State Environmental Planning Policy No 33 Hazardous and Offensive Industry and its requirements. The lodgement of any amended plans is to be made if the proposal needs to be redesigned or LPG tank relocated as an outcome of this assessment.
 6. The applicant provide a traffic management plan in relation to ensuring safe movements to Dobell Drive, including the prohibition of turn right movements out of the basement car park to Buildings A and B.
 7. The applicant provide additional information to that provided in the Disclosure Statement to satisfy all the requirements of Clauses 26 and 40 of the SEPP (Housing for Seniors or People with a Disability) 2004.
 8. The applicant and Council should consider the provisions of SEPP 19.
- b) The details are to be submitted to Council and a recommendation made to a subsequent meeting of the Joint Regional Planning Panel, as soon as is practicable.
- c) Council to provide comments on the legality of the section 94 contributions.

THE MOTION WAS CARRIED UNANIMOUSLY

The meeting concluded at 7:00pm

Endorsed by
Jason Perica
Acting Chair
Hunter Central Coast Region
Joint Regional Planning Panel
Date: 30 September 2011