

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LAKE MACQUARIE CITY COUNCIL ON THURSDAY 2 FEBRUARY 2012

PRESENT:

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

IN ATTENDANCE

Andrew Leese	Senior Development Planner
Felicity Booth	Minute Taker

The meeting commenced at 5:00pm

APOLOGIES: NONE

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

ITEM 1 - JRPP 2011HCC011 Lake Macquarie DA/263/2011 – Seniors Living Housing; 11A Dobell Drive, Wangi Wangi

Public Submissions –

- **David Fatches** addressed the panel **against** the proposal
- **Lorna Roddenby** addressed the panel **against** the proposal
- **Kevin Snell** addressed the panel in **favour** of the proposal
- **David Fryer** addressed the panel in **favour** of the proposal

Moved by John Colvin **seconded by** Barry Johnston that the Council Officers' recommendation for approval be adopted subject to the following condition changes to the recommended conditions:

Condition 2.

Delete

Landscape Plan (prepared by outdoor interests – job 11015)	L01	A	06.05.2011
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Add

Fencing and Retaining Wall Layout	DA7401	B	11.11.11
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Amend Condition 17 (Category 3 Landscaping) as follows:

A revised landscape plan is to be prepared which incorporates identification of the tree to be protected (Tree No 10 adjacent to Building J) and provision of additional screen landscaping within the Dobell Drive setback to minimise the visual impact of Building I when viewed from the public domain. The revised landscape plan is to be approved by Council prior to the issue of a Construction Certificate.

Landscaping shall be implemented/installed in accordance with the approved revised landscape plans and documentation.

All landscape works shall be carried out by members of the Landscape Contractors Association of Australia and implemented under the full supervision of the appropriately qualified landscape consultant until the Landscape Compliance Report is received by the Principal Certifying Authority.

At the completion of landscape works, the landscape consultant who supervised the works shall submit to the Principal Certifying Authority a Landscape Compliance Report that establishes satisfactory completion of the landscaping works approved by this consent.

All landscaping shall be permanently maintained in accordance with Section 2.7.2 of *Lake Macquarie City Council Development Control Plan 1*.

Amend Condition 24 (Disability Access Design Audit) as follows:

A disability access design audit which has been certified by an accredited access consultant shall be submitted, certifying the development's compliance with the Building Code of Australia, AS 1428.1 *Design for Access and Mobility*, clause 26 of *SEPP (Housing for Seniors or People With a Disability) 2004* and the Disability Discrimination Act 1992 in relation to the provision of equity in access for disabled persons and seniors.

This certification shall be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate.

Note:

- a) Compliance with the Building Code of Australia only, can still leave a building professional or building owner in contravention of the Disability Discrimination Act 1992.
- b) The Association of Consultants in Access Aust Inc at www.access.asn.au may be able to provide further information.

Add Condition 59(Subsoil Drainage) as follows:

The applicant shall install subsoil drainage pipes in association with any retaining walls one metre or above in height. These pipes are to be connected to the site's stormwater management system. A subsoil drainage pipe is to be installed to the existing retaining wall within Market Street and this pipe is to be connected to the stormwater management system prior to the issue of an Occupation Certificate.

Add Condition 60 (Market Street Frontage) as follows:

The applicant shall rehabilitate and landscape the slope in Market Street, along the frontage of the site, so that it achieves a maximum slope of 1V:2H. A detailed landscape plan for this area is to be prepared addressing stabilisation and rehabilitation and submitted to the Principal Certifying Authority for approval prior to the issue of a Construction Certificate.

Plans shall incorporate planting of native trees and shrubs and establishment of an effective erosion resistant ground cover (turf, seeded mulch or equivalent). All landscape rehabilitation works are to be completed prior to any occupation.

Add Condition 61 (Crime Prevention Through Environmental Design) as follows

The recommendations of the Crime Risk Assessment (pages 12-16) prepared by Tekton Holdings Pty Ltd (301017-00341) dated 6 May 2011 shall be implemented to mitigate against anti-social and criminal behaviour as a result of the design of the building and site. These measures are to be integrated into construction plans and implemented on site prior to the issue of any Occupation Certificate.

Add Condition 62 (Community Newsletter) as follows:

A community newsletter is to be provided (via letter box drop) to local residents (including local parts of David Street, Market Street, Carawa Street, Puna Avenue, Puna Road, Lakeview Road and Dobell Drive) during the construction period, at three monthly intervals, commencing one week before works start at the site. The newsletter is to update residents on the anticipated works for the forthcoming three month period and contain contact details (name, address and phone numbers) for a representative nominated by the developer to handle enquiries/complaints from neighbouring residents during the construction process. The newsletter should also contain the name and contact details for the certifier.

MOTION CARRIED BY JOHN COLVIN, JASON PERICA, KARA KRASON AND BARRY JOHNSTON.

PETER REES VOTED AGAINST THE MOTION.

The meeting concluded at 6:00pm

Endorsed by

Jason Perica
Acting Chair
Hunter Central Coast Region
Joint Regional Planning Panel
Date: 9 February 2012