

**MINUTES OF THE HUNTER & CENTRAL COAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT WYONG SHIRE COUNCIL CHAMBERS
ON THURSDAY, 9 AUGUST 2012 AT 6.00 PM**

PRESENT:

Garry Fielding	Chair
John Colvin	Panel Member
Kara Krason	Panel Member
Cr Doug Eaton	Panel Member
Cr Bill Symington	Panel Member

IN ATTENDANCE

Peter Fryar	Manager, Development Assessment, Wyong Council
Jenny Webb	Senior Development Planner, Wyong Council
Adam Stewart	Senior Development Engineer, Wyong Council
Kim Warrant	Admin Support Officer, Wyong Council
Jane Doyle	Admin Support Officer, Wyong Council

1. The meeting commenced at 6.02pm

The Chair welcomed everyone to the meeting of the Panel.

2. **Declarations of Interest - Nil**

3. **Business Items**

ITEM 1 - 2011HCC016 - Wyong Council, DA/308/2011, Residential Flat Building Consisting of 42 Units and Ancillary Works Under SEPP (Affordable Rental Housing) 2009, 35-41 Wilfred Barrett Drive, The Entrance North

4. Public Submissions –

	Name	Phone	Date registered	Submission
1.	Vivienne Scott - on behalf of The Entrance North Residents Group and The Entrance Peninsula Community Precinct Committee		6.8.2012	Against
2.	Jim Price on behalf of the Watch Committee	4332 8311	07.08.2012	Against
3.	Greg Waller			Declined to speak
4.	Joe Abboud On behalf of applicant	0411 555 999 9625 5211	31.07.2012	In favour

Following the public submissions the Panel adjourned the meeting from 7pm to 7:15pm.

5. The Panel's Decision

:

MOTION MOVED by Kara Krason and **SECONDED by** John Colvin that:

- 1 *The recommendation on Page 4 of the Supplementary Assessment Report be adopted by the Joint Regional Planning Panel as consent authority, subject to the following deferred commencement condition and changes to conditions No 14 (satisfactory landscape details for NW planter bed) and 86(i) (affordable housing to be "used at all times").*

Deferred Commencement Condition:

Preparation and submission of a report and set of plan/s of the development proposal certified by a Registered Surveyor which demonstrates that the proposed buildings do not exceed the maximum height limit of 8.5 metres at any point as specified under Clause 11(a) of the SEPP (Affordable Rental Housing) 2009. Building height is to be measured against the definition of building height in the Standard Instrument – Principal LEP.

- 2 *Council advise those who made written submissions of the decision.*
- 3 *Wyong Development Control Plan 2005 Chapter 64 – Multiple Dwelling Residential Development be varied to permit the development.*
- 4 *A copy of the determination be forwarded to the NSW Office of Water and the NSW Roads and Maritime Services for Information.*

AMENDMENT MOVED by Councillor Eaton and **SECONDED** by Cr Symington that:

The Joint Regional Planning Panel defer its decision on the application until the following information is provided:

- A *Certification from a Registered Surveyor confirming that the height of the proposed development would not exceed 8.5m*
- B *The receipt of Senior Counsel legal advice regarding the acceptability of the amendments made to the development application having regard to Clause 55 of the Environmental Planning and Assessment Regulation 2000.*

The AMENDMENT was put to the vote and DEFEATED 3-2.


The MOTION was put to the vote and CARRIED.

In favour – Garry Fielding, John Colvin, Bill Symington

Against – Doug Eaton

Declined to Vote – Kara Krason

The meeting concluded at 8.00pm



Garry Fielding
Chair
Hunter & Central Coast
Joint Regional Planning Panel
Date: 17 August 2012

Changes to Operational Conditions:Condition No 14 – additional bullet point

- Detailed plans of the proposed retaining wall and planter beds along the northern boundary and demonstration of the design can support the proposed planting in that area.

Condition No 86 – Restriction as to User – additional words

- (i) the dwellings proposed to be used for the purposes of affordable housing (being 50% of the units within the development) must be use for the purposes of affordable housing at all times; and