

MINUTES OF THE HUNTER & CENTRAL COAST REGION PLANNING PANEL MEETING HELD AT WYONG SHIRE COUNCIL CHAMBERS ON THURSDAY, 22 SEPTEMBER 2011

PRESENT:

Garry Fielding	Chair
Bob McCotter	Panel Member
Jason Perica	Panel Member
Doug Eaton	Panel Member
Bill Symington	Panel Member

IN ATTENDANCE

Peter Fryar	Manager, Development Assessment, Wyong Council
Salli Pendergast	Senior Development Planner, Wyong Council
Peter Meloy	Development Planner, Wyong Council
Adam Stewart	Development Engineer, Wyong Council
Bob Burch	Principal Transport Engineer, Wyong Council
Jenny Webb	Senior Development Planner, Wyong Council
Jane Doyle/Kim Warrant	Minute Secretary

1 The meeting commenced at **2.00pm**. The Chair welcomed everyone to the meeting of the Panel.

2. **Declarations of Interest - Nil**

3. **Business Items**

ITEM 1 - 2011HCC023 - Wyong Shire Council, DA/459/2011, Shopping centre including supermarket, speciality shops and a medical centre, at 275 Pacific Highway, Lake Munmorah

4. **Public Submission –**

Speakers: David Hopper - Applicant
Stuart Durie - Lake Munmorah Chain Valley Bay Precinct Committee
Wayne Moore – Lake Munmorah Progress Association
Matthew Dalton
Gary Blaschke
Lynne Axford

5. Business Item Recommendations

2011HCC023 - Wyong Shire Council, DA/459/2011, Shopping centre including supermarket, speciality shops and a medical centre, at 275 Pacific Highway, Lake Munmorah

Moved by Jason Perica Seconded by Doug Eaton, that:

- 1 The Joint Regional Planning Panel grant consent to DA/459/2010, subject to the conditions in the report to the Joint Regional Planning Panel on the 22 September 2011 as amended at the meeting (outlined below).
- 2 Those who made written submissions be advised of the Joint Regional Planning Panel's decision.

MOTION CARRIED

NOTE: The following comprise the conditions amended by the Joint Regional Planning Panel :

- 13 The submission to the Accredited Certifier of a detailed car parking design. The design shall include:
 - Pavement marking, appropriate signage and physical controls detailed for the carpark, access driveway, pedestrian crossings and circulation roads and the design shall ensure one way egress to the Pacific Highway.

Liquid Trade Waste

~~25~~ CONDITION TO BE DELETED

- 26 The Landscape Plan is to be amended prior to issue of a Construction Certificate to include reference to the following changes: (new iii condition)
 - i. Additional mature trees to provide appropriate additional shade cover, particularly in the car parking area, such trees to be provided at a minimum rate of one(1) tree per six (6) parking bays. In this regard an amended landscape plan is to be submitted to the Council for its consideration and approval in satisfaction of this condition prior to the issuing of the Construction Certificate.

New Condition 68:

- 68 To ensure appropriate public safety and surveillance measures on site, a security and lighting plan being submitted for Council's consideration and approval prior to the issuing of the Construction Certificate. In this regard the recommendations of the approved plan are to be implemented and maintained throughout the life of the development..

Changed bullet points within condition:

72 Compliance with the general terms of approval of RTA's letter as outlined in its correspondence dated 31/8/2011 as follows:

- An acceleration lane is to be constructed from the proposed egress location a distance of 220 metres (including taper) east on the Pacific Highway, unless otherwise agreed to in writing by the RTA and Council.

Delete highlighted words:

- Any road widening / property acquisition / dedication required shall be provided at no cost to the RTA or Council. This would include any plans of subdivision and associated survey / legal costs. The property required is to be designated as public road reserve in favour of Wyong Shire Council.

Condition 101 – add in the word “all”:

101 Twelve (12) months after the issue date of the occupation certificate an acoustic assessment is to be undertaken to determine whether the recommended acoustic devices are attenuating all noise sources in a manner which is compliant with the Protection of the Environment Operations Act 1997.

Condition No 111 – Add in a new iii :

111 To minimise the opportunity for crime and in accordance with CPTED principles, the development shall be carried out in accordance with the submitted CPTED report and incorporate
after hours access and the following measures:.

- iii Anti-graffiti paint to external vertical surfaces.

Condition No 115 – Delete:

115 **CONDITION TO BE DELETED**

New Conditions to be added:

- 135 The owner/operator shall ensure the ongoing provision of a regular shuttle bus service consistent with Council's DCP, such providing services to and from surrounding residential areas and which may be complementary to other community bus services.
- 136 The applicant shall establish a resident liaison committee and meet regularly with resident groups during construction of the development.

ITEM 2 - 2011HCC028 - Wyong Shire Council, DA/526/2011, Three Industrial Buildings, 10 Corella Close, Berkeley Vale

Business Item Recommendations

2011HCC028 - Wyong Shire Council, DA/526/2011, Three Industrial Buildings, 10 Corella Close, Berkeley Vale

Moved by Bob McCotter Seconded by Doug Eaton, that:

- 1 The Joint Regional Planning Panel grant consent to DA/526/2010, subject to the conditions in the report to the Joint Regional Planning Panel on the 22 September 2011 as amended at the meeting (outlined below).


MOTION CARRIED

NOTE: The following conditions were amended during the meeting of the Joint Regional Planning Panel on the 22 September 2011.

Amend Condition 45 –

- 45 Construction or demolition works involved with the development may only be carried out between the hours of 7.00 am and 5.00 pm Monday to Saturday with no construction or demolition works associated with the development permitted to be carried out at any time on a Sunday or a public holiday, unless otherwise agreed in writing by Council.

The meeting concluded at **3.15pm**



Garry Fielding
Chair, Hunter & Central Coast
Joint Regional Planning Panel

Date: 6th October 2011