

# HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Lake Macquarie City Council on Thursday 23 July 2015 at 5.00 pm

Panel Members: Garry Fielding (Chair), Kara Krason, John Colvin and Justin Hamilton

Apologies: Cr Barry Johnston, Cr Ken Paxinos and Ms Sandra Hutton, Declarations of Interest: None

## Determination and Statement of Reasons

**2013HCC021 – DA1774/2013 – Lake Macquarie City Council**, Mixed use development, Residential flat buildings, Small lot housing, Stormwater management facility, Roads and subdivision, 142, 144 and 146 Dudley Road, Whitebridge and 2, 2A and 4 Kopa Street, Whitebridge

**Date of determination:** 23 July 2015

### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.


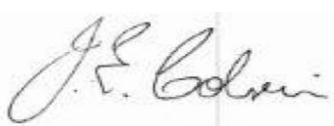


### Panel Decision:

The decision of the Panel is to defer determination of the application pending the submission of additional plans and details. The applicant is requested to provide the following in relation to the redesign of the proposal, incorporating:

1. Deletion of dwellings 401 & 410 on Lot 4 to provide greater building separation between the development and adjoining land. Additional landscape screening is to be provided in this setback.
2. Deletion of the fourth storey dwellings on Lot 1 (A301, A302 and B201).
3. Redesign of apartments A101, A102, A201 and A202 to create a minimum setback of 7 metres from the rear of the maisonette apartments, resulting in the deletion of one dwelling on each floor in this location.
4. Redesign of the roof form of the building on Lot 1 (incorporating the changes in 3 above) to maintain the roofscape form of the current design.
5. Additional details being provided regarding the proposed mechanism to deliver and manage the proposed open space on Lot 25 as publically accessible open space.

This above information is to be submitted to the Council for assessment within 6 weeks from the date of today's meeting.

### Panel members:

		
<b>Garry Fielding (Chair)</b>	<b>John Colvin</b>	<b>Kara Krason</b>
		
<b>Justin Hamilton</b>		

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## SCHEDULE 1

1	<b>JRPP Reference – 2013HCC021, LGA – Lake Macquarie City Council, DA1774/2013</b>
2	<b>Proposed development:</b> Mixed use development, Residential flat buildings, Small lot housing, Stormwater management facility, Roads and subdivision.
3	<b>Street address:</b> 142, 144 and 146 Dudley Road, Whitebridge and 2, 2A and 4 Kopa Street, Whitebridge.
4	<b>Applicant/Owner: (Applicant)</b> SNL Building Constructions Pty Ltd, <b>(Owner)</b> SIMHIL Living Pty Ltd.
5	<b>Type of Regional development:</b> Development has a capital investment value of more than \$20 million.
6	<p><b>Relevant mandatory considerations</b></p> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>◦ State Environmental Planning Policy 1 – Development Standards (SEEP) 1</li> <li>◦ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65)</li> <li>◦ State Environmental Planning Policy (BASIX) 2004</li> <li>◦ State Environmental Planning Policy (Infrastructure) 2007</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Lake Macquarie Local Environmental Plan 2004 (LMLEP 2004)</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<p><b>Material considered by the panel:</b></p> <p>Council Assessment Report with recommended draft conditions of consent, Plans of development, Summary of submissions and SEPP 1 concurrence from DOP.</p> <p><b>Number of Submissions –</b> 406 Submissions were received to the initial notification period, 177 submissions to the second notification period and 164 submissions (at the time of writing) to the third notification period.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> <li>• Cr Barney Langford</li> <li>• Rebecca Beveridge</li> <li>• Camille Clinton</li> <li>• Doug Kolisnyk</li> <li>• Laurie Mascord</li> <li>• Amanda Brown</li> <li>• Mark Smith</li> <li>• Michelle Burdekin</li> <li>• Gwen Smith</li> <li>• Sean Brown – representing Whitebridge Community Development Group</li> <li>• Cr Brian Adamthwaite</li> <li>• Dr John Clulow</li> <li>• Len McCarthy</li> <li>• Lynden Jacobi</li> <li>• Robert Kear</li> <li>• John Walker</li> <li>• Ian Boyd</li> <li>• Felicity Boyd</li> <li>• Nick Higginbotham</li> <li>• Kellie Davies on behalf of Sylvie Jacobi-McCarthy</li> <li>• Dennis Hall</li> <li>• Philipa Parsons</li> <li>• Wade Morris</li> </ul>
8	<b>Meetings and site inspections by the panel:</b>

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	13 February 2014 & 9 October 2014 - Briefing Meeting 23 July 2015 - Site Inspection and Final Briefing.
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report