

JOINT REGIONAL PLANNING PANEL

Hunter & Central Coast

JRPP No	2013HCC022
DA Number	DA/967/2013
Local Government Area	Wyong Shire
Proposed Development	Proposed 405 Lot Residential Subdivision and associated Open Space And Roads, Drainage And Service Infrastructure, Gwandalan
Street Address	85 Kanangra Drive, Gwandalan
Applicant/Owner	<p>Monteath & Powys Pty Ltd PO Box 726, NEWCASTLE NSW (Applicant)</p> <p>Gwandalan Land Pty Ltd PO Box 315, SINGLETON NSW 2330 (Owner)</p>
Number of Submissions	7
Regional Development Criteria (Schedule 4A of the Act)	Under Schedule 4A Part 6 the development is defined as a Certain Coastal Subdivision.
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 71 – Coastal Protection • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 44 – Koala Protection • State Environmental Planning Policy Infrastructure 2007 • State Environmental Planning Policy State and Regional Development • Wyong Local Environmental Plan 1991 • Wyong Shire Development Control Plan 2005 <ul style="list-style-type: none"> Chapter 14 - Tree Management Chapter 61 – Parking and Access Chapter 66 -- Subdivision Chapter 67 - Engineering Requirements for Developments

	<p>Chapter 69 - Controls for Site Waste Management Chapter 70 - Notification of Development Proposals</p> <ul style="list-style-type: none"> • Landscape Policy and Guidelines • Section 94 Contribution Plan • Central Coast Regional Strategy • Wyong Residential Development Strategy
List all documents submitted with this report for the panel's consideration	<p>Assessing Officers Report Draft Conditions of Consent Development plans Copies of all submissions</p>
Recommendation	Approval
Report by	Julie Garratley

Assessment Report and Recommendation Cover Sheet
