

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Wyong Shire Council on Thursday 21 August 2014 at 5.00 pm

Panel Members: Garry Fielding (Chair), Kara Krason, Jason Perica, Cr Lloyd Taylor

Apologies: Greg Best, Doug Eaton - Declarations of Interest: Nil

Determination and Statement of Reasons

2014HCC001 – DA1034/2013 – Wyong Shire Council, Residential Flat Development consisting of 94 units (SEPP Affordable Housing), Lot 18, 19 & 20 (Nos 2-6) Glen Road, Ourimbah

Date of determination: 21 August 2014

Decision:

The panel determined unanimously to defer the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

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.

Reasons for the Panel Decision:

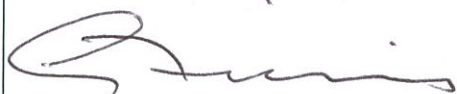
While the panel was supportive of the proposed use on the site, particular concerns were held regarding the proposed bulk and scale and impact on the character of the area, design and articulation, loss of some large trees and amenity considerations for future residents. Accordingly, the panel determined not to support the proposal in its current form and invited the applicant to confer with Council Officers regarding an amended proposal that:

- 1 Deletes the 4th level.
- 2 Incorporates greater meaningful building articulation including measures to ensure reasonable access to daylight and ventilation (eg by use of voids and light wells).
- 3 Retaining the three (3) large Tallowwood trees at the Glen Road frontage, with a supporting Arborist's report and revised landscape plan which maximises landscape provision within and around the perimeter of the site.
- 4 Provision of a minimum 5 metre rear northern boundary setback.
- 5 Submission of a Plan of Management, informed by a Social Impact Statement prepared by a qualified Social Planner, addressing matters outlined in the Council staff report.
- 6 A least 1 communal room per floor with consideration being given to the northern elevation due to solar access considerations.

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Conditions: N/A.

Panel members:



Garry Fielding (Chair)



Jason Percia



Kara Krason



Lloyd Taylor

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SCHEDULE 1

1	JRPP Reference – 2014HCC001, LGA – Wyong Shire Council, DA1034/2013
2	Proposed development: Residential Flat Development consisting of 94 units (SEPP Affordable Housing)
3	Street address: Lot 18, 19 & 20 (Nos 2-6) Glen Road, Ourimbah
4	Applicant/Owner: Wyong Shire Council
5	Type of Regional development: Development has a capital investment value of \$5m for affordable housing.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ Wyong Local Environmental Plan (WLEP) 2013 ◦ Wyong Local Environmental Plan 1991 ◦ State Environmental Planning Policy (Affordable Rental Housing) 2009 ◦ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Wyong Development Control Plan 2013 ◦ Wyong Development Control Plan 2005 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Act Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Received: 6 August 2014 Development Plans, Photomontages, Conditions of Consent, List of Objectors and written submissions. Written submissions during public exhibition: Original notification period – 167 submissions, Second notification period – 131 submissions. Verbal submissions at the panel meeting: Against – <ul style="list-style-type: none"> • Peter Witney • Mrs Lesley Peden • Greg McGill • Allan Benson • Judith Benson • Brian Davies • Max Ferguson • Amanda Hills

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	Support – <ul style="list-style-type: none">• Katy Gregory (Applicant)• Neil Rose (Applicant)
8	Meetings and site inspections by the panel: Briefing Meeting – 27 February 2014, Site Inspection on 21 August 2014 and Final Briefing meeting on 21 August.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report