

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Wyong Shire Council on Thursday 16 July 2015 at 5.00 pm

Panel Members: Garry Fielding (Chair), Kara Krason, John Colvin and Cr Lloyd Taylor

Apologies: Doug Eaton and Greg Best - Declarations of Interest: None

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: 16 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:

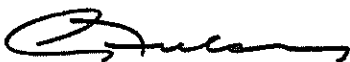
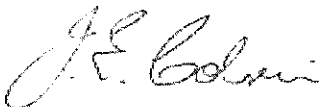

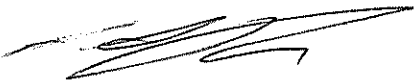
The decision of the Panel is to defer determination of the application pending the submission of additional information. The applicant is requested to provide the following further information–

- Consolidated plans showing proposed stormwater design details along the western boundary, including an updated stormwater and flood management plan and study that incorporates the proposed landscaping proposals along (and adjoining with respect to vegetation to be retained) this boundary and the proposed car park structure. These plans are to show all existing ground levels and finished ground levels on the site and immediately adjoining land and the finished floor levels of the proposed new buildings and car park structure as they relate to existing ground levels within the site and adjoining land.
- Updated architectural plans showing finished floor levels for all levels of the development including car park structure reduced levels (RLs) for existing ground and proposed RLs for the each floor level and for the ridge of the development.
- Provision of the following section plans:
 - North south section plans through the east wing for the length of the site;
 - North south section plans through the west wing for the length of the site;
 - East west section plan through the front half of the building for the width of the site (inclusive of the east and west wings and extending at least 2m beyond the east and west boundaries);
 - East west section plan through the rear half of the building for the width of the site (inclusive of the east wing and extending at least 2m beyond the east and west boundaries);
- Revised landscape plan identifying all trees and shrubs proposed for retention and removal (within and immediately adjoining the boundaries of the site) which takes into account the stormwater design details, recommendations from an updated Arborist report, boundary fencing and details of the proposed parking structure.
- An updated Arborist report identifying all trees and shrubs proposed for retention and removal (within and immediately adjoining the boundaries of the site) which takes into account the stormwater design details, boundary fencing (location and height), details of the proposed parking structure, the updated architectural plans (showing levels) and the revised landscape plan.
- Consideration should be given to increasing the amenity of units 24, 25, 125, 126, 225 and 226 by increasing the setback from the eastern boundary.
- The common areas identified on the southern end of the building should be removed from the plans as per the recommendation within Council's assessment report.

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This information is to be submitted to the Council for assessment by 17 August 2015. If the above required information is not submitted by this date the Panel will consider the development application on the information available.

Panel members:

		
Garry Fielding (Chair)	John Colvin	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: The development application for the proposed boarding house was considered by the Panel on 21 August 2014. The Panel determined to defer the application seeking modifications. Original Council Assessment Report, Supplementary Report, Development Plans, Photomontages, Conditions of Consent, List of Objectors and written submissions. Written submissions during public exhibition: Original notification period – 168 submissions of objections, Second notification period – 131 submissions of objections, Third notification period – 169 submissions of objections, Fourth notification period – 182 submissions of objections and 200 submissions of support. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Brian Davies • Lesley Peden • Allan Benson • Max Ferguson • Amanda Hills • David Mehan • Greg McGill on behalf of Stop Glen Road Development Action Group • Adam Rogers on behalf of Ourimbah Region Residents Association Inc. • Kevin Armstrong on behalf of Wyong Shire Ratepayers and Residents Association • Robert Todd • Peter Witney • Neil Rose on behalf of the applicant • Mark Shanahan on behalf of the applicant

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8	Meetings and site inspections by the panel: 27 February 2014 - Briefing Meeting; 21 August 2014 - Site Inspection and Final Briefing; 16 July 2015 – Final Briefing Meeting.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report