

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

2014HCC014 – DA764/2014 – Lake Macquarie City Council, Shops & Restaurants, 10 Stockland Drive, Glendale (Lot 1 DP860494).

Date of determination: 23 July 2015

Decision:

The panel determined to approve 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:


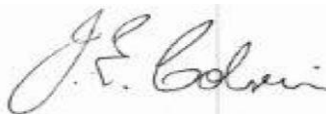


1. The proposed development adequately satisfies the relevant State Environmental Planning Policy 19 – Bushland in Urban Areas and SEPP (Infrastructure) 2007.
2. The proposal adequately satisfies the provisions and objectives of Lake Macquarie Local Environmental Plan 2004 (LMLEP 2004).
3. The scale, architectural treatment and landscape treatment, adopted for the proposed are consistent with the character of anticipated residential development in the locality.
4. The proposed development amendments will have no significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings or the performance of the local road network.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions: The development application was approved subject to the revised conditions presented at the meeting with an additional condition relating to Amended plans – Façade Treatment to Specialty Shops & Restaurants to read as follows:

Prior to the release of the Construction Certificate the applicant is to submit amended architectural plans to Council for approval that further address the presentation of the external facades of the Specialty Shops and Casual Dining strip. The amended architectural plans are to further treat and activate the facades through additional glazing, landscaping and architectural design.

The Principal Certifying Authority shall not release the first or any Construction Certificate without having evidence of Lake Macquarie City Council having approved amended architectural plans.

Panel members:

		
Garry Fielding (Chair)	John Colvin	Kara Krason
		
Justin Hamilton		

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SCHEDULE 1

1	JRPP Reference – 2014HCC014, LGA – Lake Macquarie City Council, DA764/2014
2	Proposed development: Shops & Restaurants.
3	Street address: 10 Stockland Drive, Glendale (Lot 1 DP860494).
4	Applicant/Owner: (Applicant) Stockland Development Pty Ltd, (Owner) The Trust Company Limited.
5	Type of Regional development: Development has a capital investment value of more than \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ State Environmental Planning Policy 19 – Bushland in Urban Areas • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Lake Macquarie Local Environmental Plan 2004 (LMLEP 2004) • 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 with recommended draft conditions of consent, Plans of development, Public submissions, Agency submissions and Council report letter of offer. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Matthew Knight • Anthony Martin
8	Meetings and site inspections by the panel: 7 August 2014 – Briefing Meeting. 23 July 2015 - Site Inspection and Final Briefing.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report