

# HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Greater Taree City Council on Thursday 10 December 2015 at 2.40 pm

Panel Members: Garry Fielding (Chair), Jason Perica, Bob McCotter, Paul Hogan and Alan Tickle

Apologies: None    Declarations of Interest: None

## Determination and Statement of Reasons

**2014HCC017 – DA439/2014 – Greater Taree City Council, Integrated Development (Stages) – Precinct 3 Old Bar Concept Plan (526 Lots) & Stage 1 Subdivision – 66 lots & residue, Forest Lane, Sheaffe Avenue, Old Bar, Lot 14 DP 733054, Lots 117, 217, 218 & 219 DP 753149, Lots 591 & 592 DP 1180317, Lot 2 DP 1022067, Lot B DP 377867.**

**Date of determination:** 10 December 2015

### Decision:

Defer determination and require a supplementary report be provided by Council Officers by the end of February 2016 with a meeting to be held with JRPP mid March 2016 to address stormwater issues, requirements of a staged DA in addressing DCP requirements (Clause 6.3(3) of GTLEP 2010) and other matters of detail discussed at the JRPP meeting.






Moved: Paul Hogan    Seconded: Bob McCotter

Motion carried.

### 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 members:

 <b>Garry Fielding (Chair)</b>	 <b>Bob McCotter</b>	 <b>Kara Krason</b>
 <b>Alan Tickle</b>	 <b>Paul Hogan</b>	

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## SCHEDULE 1

1	<b>JRPP Reference – 2014HCC017, LGA – Greater Taree City Council, DA439/2014</b>
2	<b>Proposed development:</b> Integrated Development (Stages) – Precinct 3 Old Bar Concept Plan (526 Lots) & Stage 1 Subdivision – 66 lots & residue, Forest Lane, Sheaffe Avenue, Old Bar.
3	<b>Street address:</b> Lot 14 DP 733054, Lots 117, 217, 218 & 219 DP 753149, Lots 591 & 592 DP 1180317, Lot 2 DP 1022067, Lot B DP 377867.
4	<b>Applicant:</b> Lidbury Summers & Whiteman
	<b>Owners:</b> A A & A M Taylor & Rawson Communities Pty Ltd, G V Love, M W Goodear, R M Sainisch-Plimer, Archer Properties No. 3 Pty Ltd, R J & J M P Trad, A A & A M Taylor, Jarberg Pty Ltd, P M Stone.
5	<b>Type of Regional development:</b> Coastal Subdivision – Development within the coastal zone for the purposes of the subdivision of land into more than 100 lots and is not in the metropolitan coastal zone.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 44 – Koala Habitat Protection</li> <li>○ State Environmental Planning Policy No. 71 – Coastal Protection</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ Greater Taree Local Environmental Plan 2010</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Greater Taree Development Control Plan 2010</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	<b>Material considered by the panel:</b> Council Assessment Report and conditions, State of Environmental Effects and supporting documents and report, Subdivision plans and written submissions. Written submissions during public exhibition: 1 Public Submission, 4 Government Agency Submissions.  Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Judith Pearson, Director Jarberg Investments.</li> <li>• Philip Lidbury, Gavin Maberly-Smith and Brian Lidbury on behalf of the applicants.</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 10 December 2015 - Site Inspection and Final Briefing Meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report.