

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at **Wyong Council** on **Thursday 18 December 2014 at 11.30 am**

Panel Members: Garry Fielding (Chair), Jason Perica, Bob McCotter, Greg Best and Doug Eaton

Apologies: None **Declarations of Interest:** None

Determination and Statement of Reasons

2014HCC018 – Wyong - DA-545/2014, Mixed use shop top housing development comprising 126 apartments, shops and a restaurant with parking and ancillary (public domain) works, 14 The Entrance Road and 2 Ocean Parade Lot 2 DP 536168 and Lot 1 DP513519, The Entrance.

Date of determination: 18 December 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.



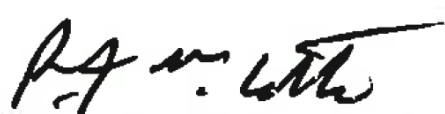
Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings (including the applicant's legal advice) and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. Consistent with Council's Master plan and strategies for The Entrance.
2. Complies with all relevant controls
3. Council staff recommend approval
4. No significant community objections

Panel members:

 Garry Fielding (Chair)	 Jason Perica	 Bob McCotter
 Greg Best	 Doug Eaton	

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SCHEDULE 1

1	JRPP Reference – 2014HCC018, LGA – Wyong Council, DA/545/2014
2	Proposed development: Mixed use shop top housing development comprising 126 apartments, shops and a restaurant with parking and ancillary (public domain) works.
3	Street address: 14 The Entrance Road and 2 Ocean Parade Lot 2 DP 536168 and Lot 1 DP513519, The Entrance.
4	Applicant/Owner: Applicant – Mr B Brown (Ingham Planning), Owner – Pelican Horizons Pty Ltd.
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings ○ State Environmental Planning Policy No. 71 – Coastal Protection ○ State Environmental Planning Policy (Building Sustainability) Index: BASIX) 2004 ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Wyong Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Wyong Shire Development Control Plan 2013 • Planning agreements: Revised terms for a Voluntary Planning Agreement. • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment 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 conditions, plans and written submissions. Verbal submissions at the panel meeting:
8	Meetings and site inspections by the panel: 23 October 2014 - Briefing Meeting, 18 December 2014 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Deferred commencement condition attached to council assessment report Council officers are to revise conditions 71-73 to ensure the terminology and processes are consistent with SEPP 55.