

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at 1.30 pm on Thursday 26 March 2015 at Wollondilly Council

Panel Members: Garry Fielding (Chair), Jason Perica, Kara Krason, Sandra Hutton and Barry Johnston

Apologies: Nil

Declarations of Interest: Nil

### Determination and Statement of Reasons

**2014HCC022 – Lake Macquarie – DA/1325/2014– [3 Violet Town Road Mount Hutton] as described in Schedule 1.**

**Date of determination:** 26 March 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 Panel noted that there is a social need for the development. By 2031, Lake Macquarie Local Government Area will have 45,000 residents aged between 65-70 years of age, therefore a facility is beneficial and necessary.
2. The proposal is permissible in the zone, has appropriately responded to the site constraints and balanced all considerations while reasonably minimising impacts to the surrounding area.
3. On this basis, the Panel unanimously decided to approve the Development Application subject to variations to the following conditions, as circulated at the Panel meeting;
  - Condition 11 - NSW Office of Water General Terms of Approval
  - Condition 12 - Roads and Maritime Requirements
  - Condition 13 – Ausgrid Requirements
  - Condition 28 – Crime Prevention through Environmental Design
4. An additional Condition 1A was considered necessary to enhance the Western elevation of the South wing, incorporating greater fenestration. The additional condition is as follows:

**1A. Design Refinements**

*Refinements to the Western Elevation of the South wing, to Violet Town Road, shall be considered in the preparation of a Construction Certificate, to incorporate greater fenestration, provided this complements the design and layout and does not alter the building bulk, while meeting noise attenuation requirements.*

**Panel members:**

 <b>Garry Fielding (Chair)</b>	 <b>Jason Perica</b>	 <b>Kara Krason</b>
 <b>Sandra Hutton</b>	 <b>Barry Johnston</b>	

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### SCHEDULE 1

1	<b>JRPP Reference:</b> 2014HCC022 – Lake Macquarie - <b>Council Reference:</b> DA/1325/2014
2	<b>Proposed development:</b> Seniors Housing development - Residential Aged Care Facility.
3	<b>Street address:</b> 3 Violet Town Road Mount Hutton
4	<b>Applicant/Owner:</b> Applicant: DPG Services Pty Limited
5	<b>Type of Regional development:</b> Capital Investment Value >\$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability)</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 64 – Advertising and Signage</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 dated: 13 March 2015 Written submissions during public exhibition: 2 Submissions Verbal submissions at the panel meeting: Nil
8	<b>Meetings and site inspections by the panel:</b> 1 Final Briefing Meeting and 1 Site Inspection (26 March 2015)
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As attached to assessment report



## ADDENDUM TO MINUTE

**RE: 2014HCC022 – Lake Macquarie – DA1325/2014 3 Violet Town Road, Mount Hutton.**

It has been identified that there are minor errors in the title and first line of the signed minute page as following:

- Title of the Regional Panel should read as “Hunter & Central Coast Regional Planning Panel” not Sydney West Joint Regional Planning Panel
- After the title heading, the meeting detail line for Council should read as “Lake Macquarie Council” not Wollondilly Council.

Tauileva Tasi  
10 April 2015