

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Woy Woy Library on Thursday 4 December 2014 at 12.30 pm

Panel Members: Garry Fielding (Chair), Kara Krason, Jason Perica, Jim Macfadyen and Bruce Macnee

Apologies: Lawrie McKinna, Danielle Dickson - Declarations of Interest: Nil

Determination and Statement of Reasons

2014HCC027 – DA46329/2014 - Gosford City Council, Construction of New Grandstand, Café and associated facilities as part of Woy Woy Oval Redevelopment, 51 Chambers Place, Woy Woy

Date of determination: 4 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*, subject to some refinement to condition 5.13 regarding certainty of provision and appropriate line marking.

Motion moved by Kara Krason and seconded by Jim Macfadyen. Carried unanimously.

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 conditions of approval will adequately address and regulate environmental impacts associated with the proposal, subject to some refinement to condition 5.13 regarding certainty of provision and appropriate line marking.
2. The Panel considers the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.

Panel members:



Garry Fielding (Chair)



Jason Perica



Kara Krason



Jim Macfadyen



Bruce Macnee

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SCHEDULE 1

1	JRPP Reference – 2014HCC027, LGA – Gosford City Council, DA46329/2014
2	Proposed development: Construction of New Grandstand, Café and associated facilities as part of Woy Woy Oval Redevelopment.
3	Street address: 51 Chambers Place, Woy Woy
4	Applicant/Owner: Gosford City Council
5	Type of Regional development: The proposal is a council related application and has a Capital Investment Value of over \$5 million.
6	<p>Relevant mandatory considerations</p> <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Environmental Planning & Assessment Act, 1979 – Section 79C ○ Local Government Act 1993 – Section 89 ○ Gosford Local Environmental Plan 2014 ○ SEPP No. 55 – Remediation of Land ○ SEPP No. 14 – Coastal Wetlands ○ SEPP No. 19 – Bushland in Urban Areas ○ SEPP No. 44 – Koala Habitat Protection ○ SEPP No. 62 – (Sustainable Aquaculture) ○ SEPP No. 71 – Coastal Protection ○ SEPP (Infrastructure) 2007 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Gosford Development Control Plan 2013 • Planning agreements: Nil • 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	<p>Material considered by the panel:</p> <p>Council assessment report with recommended conditions, Statement of Environmental Effects, Arboriculture Impact Assessment, Waste Management Plan, Geotechnical Investigation, Preliminary Acid Sulphate Soil Assessment and Management Plan, Title Sheet, Site and Site Analysis Plan, Grandstand Levels 00 and 01 Plans, Cafe Plans and Elevations, Grandstand Roof Plan, Grandstand Elevations, Grandstand sections and Entry Elevation, Solar Study – Winter Solstice, Solar Study – Spring Equinox, Solar Study – Autumn Equinox, 3D Images, DA Landscape Package Cover sheet, Overall Landscape Master Plan, Landscape Design DA Package, Trees to be Retained, Landscape Design – Forecourt, Landscape Design – Rugby Field, Sections 1-3, Surface Facilities and Furniture, Tree Species, Hydraulic Services/Street Location Plan, Hydraulic Services/Site Plan, Hydraulic Services/Level 00 Plan – North, Hydraulic Services/Level 00 Plan – South, Hydraulic Services/Level 01 Plan, Hydraulic Services/Stormwater Details and Hydraulic Services/Stormwater Schedules.</p> <p>Written submissions during public exhibition: one</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Tony McPhee Concerns regarding parking and cafe operation addressed by Matthew Wales prior to the meeting.

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	<ul style="list-style-type: none"> Laurie Powell General concerns around the technical design aspects including replacing with low level tiered seating, field view issues, warm up and cool down area being used, balls into tennis courts, ticketing gates, BBQ facilities, parking, toilets. Response to each of these matters was provided by Council's Karen Tucker (applicant). Matthew Wales – President Peninsula Chamber of Commerce Supportive of the development.
8	Meetings and site inspections by the panel: 23 October 2014 – Briefing, 4 December 2014 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report Amendment to Condition 5.13 as follows: 5.13. Sixty two (62) short term car parking spaces shall be provided with the development and remain available during operation at the western end of Chambers Place overflow commuter car park. The sixty two (62) short term car parking spaces are to be sign posted prior to issue of any occupation certificate. The parking spaces shall be sealed, line marked and sign posted in accordance with AS2890.