

# HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Wyong Shire Council on Monday 16 December 2015 at 5.00 pm

Panel Members: Garry Fielding (Chair), Stuart McDonald, John Colvin and Doug Eaton and Greg Best

Apologies: None - Declarations of Interest: Garry Fielding declared an Insignificant Non Pecuniary Interest in relation to this matter as his daughter is employed as a Town Planner with the project architects for this development application but she has had no involvement in this application whatsoever.

## Determination and Statement of Reasons

**2014HCC033 – DA1080/2014 – Wyong Shire Council**, Stages mixed use development (under Section 83B) including demolition of existing buildings and construction of a shopping centre with a supermarket, shop top housing, hotel accommodation, restaurant, multi-purpose function space and ancillary parking and other works, 78-118 The Entrance Road; 1-3 Glovers Lane; 19-23 Taylor Street; The Entrance. Lot 460 DP 738473; Lot 16 DP 1162334; Lots 1 & 2 DP 620550; Lots A & B DP 392342; Lots 30, 31 & 32 DP 10294; Lots 341 & 342 DP 703997; Lots 33A & 33B DP 438600; Lot D DP 377416.

**Date of determination:** 14 December 2015

### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at the site inspection listed at item 8 in Schedule 1.

### Panel Decision:

The Panel resolved to adopt the officer's recommendation to grant consent to the proposal under Section 83B of the Act, including the imposition of the recommended conditions but with conditions 5 and 22 being amended as follows:

- 5     Stage 3 DA. Public Benefit must be satisfied within ~~is to be addressed under~~ the development application for Stage 3 (being for the two towers for residential and hotel purposes) in accordance with Wyong DCP Chapter 6.1 (Key Sites) Clause 2.11 prior to the issue of consent for Stage 3.
  
- 22    DA for Stage 3 - The shop top residential accommodation is to be accompanied by a detailed statement identifying how the detailed design for each one of the three shoptop housing buildings addresses State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and the provisions of the Apartment Design Guide ~~Residential Flat Design Code~~. The design is to demonstrate compliance or fully justify any non-compliance with SEPP 65. The detailed design of the buildings is to be consistent with the concept approval.

### Panel members:

<b>Garry Fielding (Chair)</b>	<b>John Colvin</b>	<b>Stuart McDonald</b>
<b>Doug Eaton</b>	<b>Greg Best</b>	

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## SCHEDULE 1

1	<b>JRPP Reference – 2014HCC033, LGA – Wyong Shire Council, DA1080/2014</b>
2	<b>Proposed development:</b> Stages mixed use development (under Section 83B) including demolition of existing buildings and construction of a shopping centre with a supermarket, shoptop housing, hotel accommodation, restaurant, multi-purpose function space and ancillary parking and other works.
3	<b>Street address:</b> 78-118 The Entrance Road; 1-3 Glovers Lane; 19-23 Taylor Street; The Entrance. Lot 460 DP 738473; Lot 16 DP 1162334; Lots 1 & 2 DP 620550; Lots A & B DP 392342; Lots 30, 31 & 32 DP 10294; Lots 341 & 342 DP 703997; Lots 33A & 33B DP 438600; Lot D DP 377416.
4	<b>Applicant/Owner:</b> Wyong Shire Council
5	<b>Type of Regional development:</b> Development has a capital investment value of \$20m
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. 65 – Design Quality of Residential Flat Development (SEPP 65)</li> <li>○ State Environmental Planning Policy 71 – Coastal Protection</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ SEPP 55</li> <li>○ SEPP (Infrastructure) 2007</li> <li>○ Wyong Local Environmental Plan (WLEP) 2013</li> <li>○ Wyong Local Environmental Plan 1991</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Wyong Development Control Plan 2013</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, Draft conditions of consent, Development Plans and written submissions. Written submissions during public exhibition: Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Mary Karakotch</li> <li>• Applicant's representatives</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 14 December 2015 - Site Inspection and Final Briefing.
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report