
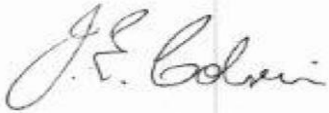



# HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

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.		
<b>Determination and Statement of Reasons</b>		
<b>2014HCC033 – DA1080/2014 – Wyong Shire Council</b> , 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.		
<b>Date of determination:</b> 14 December 2015		
<b>Panel consideration:</b> The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.		
<b>Panel Decision:</b> The Panel resolved to adopt the officer's recommendation to grant consent to the proposal under Section 838 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 <del>is to be addressed under</del> 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 <del>Residential Flat Design Code</del> . 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.		
<b>Panel members:</b>		
 <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