

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Singleton Shire Council on Thursday 16 June 2016 at 1.30 pm

Panel Members: Garry Fielding (Chair), Jason Perica, Kara Krason, Sue Moore, John Martin

Apologies: Nil Declarations of Interest: Nil

Determination and Statement of Reasons

2015HCC023 – Singleton Shire Council – DA150/2015 [1 Glass Parade Hunterview] as described in Schedule 1.

Date of determination: 16 June 2016

Decision:

The panel determined to grant approval of 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 and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report, noting particularly the additional information and assessment provided in relation to the B1 zone objective. The panel was satisfied that the other matters upon which the deferral was based were fully addressed in the supplementary documentation provided and were satisfied with granting consent subject to additional conditions. The reasons for the additional conditions related to ensuring plan reference accuracy, providing additional shading for customers using the carpark, ensure rational and orderly planning in terms of relationship with a previous development approval and a number of matters for orderly administration.

Conditions: The development application was approved subject to the conditions Appended to the Supplementary Assessment Report, and modified as follows:

Part A

A1 – modify dates to reflect plan revision numbers

Add new condition – requiring amendment to landscape plan to include a minimum of 13 additional shade trees in the car park

Add new condition – requiring surrender of existing earthworks consent

A3 – delete last sentence in relation to review

A21 – replace with Council's standard condition regarding soil disposal

A29 – correct typographical error to specify 7 staff car spaces

Part B

B2 – correct typo graphical error

B3 – add the word 'detailed' prior to earthworks plan

B5 – replace the word "new" with 'detailed'

B10 – add additional wording to include establishment and maintenance of the grassed area to the north of the proposed building

B17 – modify wording to introduce completion inspections regarding possible damage for various stages, including:

(a) earthworks,

(b) civil work and

(c) completion of the project

Add new condition – relating to the design of proposed detention basin






Add new condition – requiring an Environmental Management Plan for Council approval

Part D

Add new condition – standard Council condition regarding road debris

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SCHEDULE 1	
1	JRPP Reference – LGA – Council Reference: 2015HCC023 – Singleton Shire Council – DA150/2015
2	Proposed development: Construction of a shopping centre consisting of approximately 4672sqm of floor area with an ancillary parking for 224 vehicles, loading docks, landscaping and associated works.
3	Street address: 1 Glass Parade Hunterview
4	Applicant: Fabcot Pty Ltd Owner: Singleton Council
5	Type of Regional development: Capital Investment Value >\$5 million, Council Interest
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979 • Water Management Act 2000 • Singleton Local Environment Plan 2013 (SLEP) • Singleton Development Control Plan 2014 (SDCP) • 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 Dated 12 January 2016. Supplementary Assessment Report dated 13 May 2016. Supplementary Assessment Report dated 3 June 2016. Written submissions during public exhibition: 6 Verbal submissions at the panel meeting: Support- Nil; Against- 2; On behalf of the applicant- 1
8	Meetings and site inspections by the panel: Site Inspection: 21 January 2016 Briefing Meeting: 16 June 2016 Public Determination Meeting: 16 June 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report