

RECORD OF DEFERRAL

HUNTER & CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DEFERRAL	Monday, 23 September 2019
PANEL MEMBERS	Jason Perica (Chair), Michael Leavey, Julie Savet Ward and Cr. Peter Epov
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 11 September 2019 and 18 September 2019.

MATTER DEFERRED

2018HCC036 – Mid-Coast Council – 152/2019/DA at 26-56 Manor Road, Harrington (as described in Schedule 1)

REASONS FOR DEFERRAL

The panel has deferred further electronic consideration of the application for Council and the applicant to address alternative roadwork and drainage solutions which would maintain most, if not all of the roadside vegetation in Manor Road which has high ecological and landscape values.

The panel notes the options provided in Council's supplementary assessment report, and would like to see further investigation similar to Option 4, including an examination of carriageway width requirements; carriageway, footpath, servicing and street lighting location options within the road reserve; and alternative drainage solutions which may include moving drainage or other works further into the development site so that the trees can be retained. Otherwise there may be options which require revision and reduction of the development yield in order to retain the trees along Manor Road.

The panel notes that almost all trees on the site are being removed as a result of filling works, and is concerned at the removal of trees along Manor Road as a result of engineering works required for the development. These trees are mature, and form an important part of the landscape setting of the site, and include koala habitat and food sources for critically endangered and vulnerable fauna. With the landscape setting the panel is also not satisfied the engineering and design solution for the development would provide any meaningful screening of the development from Manor Road.





Given the significance of the trees in Manor Road, and uncertainty about possible engineering solutions, the panel is not in a position to consider this as a deferred commencement requirement and if the trees are unable to be retained the panel is unlikely to support the application.

The panel also asks that, subject to resolution of the tree issue, all plans (including amended plan a102) reflect the movement of the detention basin from the E2 zoned land, and that any future conditions consider the requirement for restriction of use as seniors housing being included on the title of the properties and to ensure a condition is in place for the physical construction of an access road (meeting RFS requirements) for adjoining properties to the south during the construction phases.

When this information has been received, the panel will deal with the matter by electronic means

The additional information must be returned to the panel within 28 days.

The decision to defer the matter was Unanimous.

PANEL MEMBERS	
 Jason Perica (Chair)	 Michael Leavey
 Julie Savet Ward	 Cr Peter Epov

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018HCC036 – Mid-Coast Council – 152/2019/DA
2	PROPOSED DEVELOPMENT	Staged Retirement Village (293 dwellings), associated facilities and Community Title Subdivision
3	STREET ADDRESS	26-56 Manor Road, Harrington
4	APPLICANT/OWNER	Applicant: Bayline Investments (NSW) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy No. 44 – Koala Habitat Protection State Environmental Planning Policy No. 55 – Remediation of Land; State Environmental Planning Policy (Coastal Management) 2018; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Coastal Management) 2018 Great Taree Local Environmental Plan 2010; Greater Taree Development Contributions Plan 2016 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Great Taree Development Control Plan 2010; Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Council assessment report: 29 April 2019 and further advice prior the meeting from Council staff Council Supplementary assessment report: 19 August 2019 Written submissions during public exhibition: 24
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Papers circulated electronically between 11 September 2019 and 18 September 2019.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report