



## **ORDINARY MEETING**

## **MINUTES**

**12 OCTOBER 2021**

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**11.3 DA 2020/1388 CONCEPT DEVELOPMENT APPLICATION FOR STAGED DELIVERY OF SIX STAGES OF RESIDENTIAL SUBDIVISION (812 TORRENS TITLE LOTS PLUS ONE RESIDUE LOT) AND DEVELOPMENT OF STAGE 1 FOR 203 TORRENS TITLE LOTS (PLUS ONE RESIDUE LOT) INCLUDING ASSOCIATED WORKS, 134 STATION LANE, LOCHINVAR (LOT 4 DP 634523), 146 STATION LANE, LOCHINVAR (LOT 2 DP 634523), 51 STATION LANE, LOCHINVAR (LOT 3 DP 564631)**

<b>FILE NO:</b>	<b>DA 2020/1388</b>
<b>ATTACHMENTS:</b>	<b>1. Locality Plan 2. Concept Staging Plan</b>
<b>RESPONSIBLE OFFICER:</b>	<b>Matthew Prendergast - Group Manager Planning &amp; Environment Cindy Littlewood - Manager Development &amp; Compliance Kristy Cousins - Coordinator Planning &amp; Development</b>
<b>AUTHOR:</b>	<b>Brian Gibson - Principal Planner</b>
<b>APPLICANT:</b>	<b>McCloy Group</b>
<b>OWNER:</b>	<b>UPG 77 Pty Ltd</b>
<b>PROPOSAL:</b>	<b>Staged Concept Master Plan for Residential Subdivision – 855 Torrens Title Lots (plus One Residue) in Six Stages and Construction of Stage 1 for 203 Torrens Title Lots (plus 1 Residue Lot)</b>
<b>LOCATION:</b>	<b>51 Station Lane, Lochinvar; 134 Station Lane, Lochinvar; 146 Station Lane, Lochinvar</b>
<b>ZONE:</b>	<b>RU2 Rural Landscape and R1 General Residential</b>

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**EXECUTIVE SUMMARY**

*Development Application No. 2020/1388 was lodged on 16 December 2020 and amended on 7 July 2021. The amended application seeks consent for a Staged Concept Master Plan for residential Subdivision - 855 Torrens Title Lots (plus one residue) in Six Stages and Construction of Stage 1 for 203 Torrens Title Lots (plus 1 residue lot).*

*The application is Regionally Significant Development and therefore the Hunter & Central Coast Regional Planning Panel (RPP) is the determining authority, with Council to undertake the assessment.*

*The proposal is an Integrated Development Application, requiring the General Terms of Approval (GTAs) from the NSW Rural Fire Service (RFS) and the Natural Resources Access Regulator (NRAR). The proposal is also a Traffic Generating Development (TGD), being referred to Transport for NSW (TfNSW).*

*The application has been advertised/notified, receiving 10 public submissions.*

*The amended application is scheduled to be considered by the RPP at its meeting of 3 November 2021. Assessment of the amended application is to be completed by 20 October 2021 based on the information provided by the applicant, consideration of public submissions and referral responses.*

*The application is reported to Council for its information, noting the RPP is the determining authority.*

## **OFFICER'S RECOMMENDATION**

### **THAT**

- 1. Council notes the progress of the amended Development Application No. 2020/1388 and the matter is to be reported to the Hunter & Central Coast Regional Planning Panel meeting of 3 November 2021 for determination.**

## **PROCEEDINGS-IN-BRIEF**

Cr P Penfold moved a motion

THAT

the item be deferred to allow for Council officers to have ongoing discussions with the new applicant and owner.

(Moved Cr P Penfold, Seconded Cr B Mitchell)

The amendment when put to the meeting was declared carried.

The amendment became the Motion.

## **COUNCIL RESOLUTION**

### **THAT**

- 1. Item 11.3 DA 2020/1388 Concept Development Application For Staged Delivery of Six Stages of Residential Subdivision (812 Torrens Title Lots Plus One Residue Lot) and Development of Stage 1 for 203 Torrens Title Lots (Plus One Residue Lot) Including Associated Works, 134 Station Lane, Lochinvar (Lot 4 DP 634523), 146 Station Lane, Lochinvar (Lot 2 DP 634523), 51 Station Lane, Lochinvar (Lot 3 DP 564631 be deferred to allow for Council officers to have ongoing discussions with the new Applicant and Owner.**

**Moved Cr P Penfold, Seconded Cr B Mitchell**

**CARRIED**

For:	Cr R Aitchison	Against:	Cr L Baker
	Cr B Mitchell		Cr D Ferris
	Cr P Penfold		Cr B Whiting
	Cr K Ranadive		
	Cr M Yarrington		

Crs S Halliday, M Griffin and P Garnham returned to the meeting at 5.57pm.