

**From:** Doug Darlington [doug@darlington.id.au]  
**Sent:** Thursday, 21 June 2012 3:51 PM  
**To:** Doyle, Jane  
**Cc:** Fryar, Peter; Vereker, Gina; WSC - Default e-mail recipient; Whittaker, Michael; Ashton, Steve; Anne Rowland; herve.nayna@pfmodels.com.au; Jim Price; John Millard; Luke Nana Work; Marlene Pennings; Narelle and Charles Harvey (narelle.harvey4384@yahoo.com.au); Valda and Ross McKendrick; Vivienne Scott; Cr Greg Best; Cr Bill Symington; Cr Doug Vincent; Cr Doug Eaton; Cr Emma McBride; Cr Bob Graham, Mayor; Cr John McNamara; Cr Lisa Matthews; Cr Lynne Webster; Cr Sue Wynn, Deputy Mayor  
**Subject:** FW: DA 426/ 2012 BAYVIEW AVENUE 109 APPARTMENTS

Hi Jane

The purpose of this email is three fold:

1. TEPCP lodged an objection to this DA on the grounds of the size of the development, height v footprint. It is noted that Council has failed to place TEPCP's letter ( copy attached ) on the web site as an objection.

**Application Details** 🔍 ?

**DA - 426 / 2012 - Development Application**

**Details** Description: Residential flat building consisting of 109 units, public library, cafe & art gallery  
Submitted: 25/05/2012

**Decision** There has been no decision recorded against this application.

**Status** Notification/Advertising

**Properties** 2A Bayview Avenue THE ENTRANCE NSW 2261  
2 Bayview Avenue THE ENTRANCE NSW 2261  
4 Bayview Avenue THE ENTRANCE NSW 2261  
6 Bayview Avenue THE ENTRANCE NSW 2261

**People**

**Figures** Estimated Value?: \$28,000,000.00  
Class of Building (1 and 10=0 / 2 to 9=1): 1  
Does SEPP65 apply? (0=No/ 1=Std/ 2=20min/ 3=45min): 1  
Is advertising required? (Yes=0 / No=1): 0  
Environmental Assurance Fee apply? (No=0/Yes=1): 0

**Events**

Started	Description	Due	Completed
25/05/2012	DA - Lodgement	25/05/2012	25/05/2012
25/05/2012	DA - Enter Application Details	28/05/2012	28/05/2012
28/05/2012	DA - Allocate Application	31/05/2012	30/05/2012
30/05/2012	DA - Prepare Application for Notification	02/06/2012	
06/06/2012	DA - On Notification	21/06/2012	
30/05/2012	Internal Referral (General)	13/06/2012	
30/05/2012	Refer to Environmental Health Officer	13/06/2012	04/06/2012
30/05/2012	Refer to Environmental Health Officer	13/06/2012	
30/05/2012	Internal Referral (General)	13/06/2012	
30/05/2012	Internal Referral (General)	13/06/2012	
15/06/2012	Internal Referral (General)	29/06/2012	
30/05/2012	Refer to Trade Waste Officer	13/06/2012	05/06/2012
30/05/2012	Refer to Future Planning	13/06/2012	06/06/2012
30/05/2012	Refer to Future Planning	13/06/2012	13/06/2012
30/05/2012	Refer to Engineering Officer	13/06/2012	13/06/2012
30/05/2012	DA - Pre-Assessment of Application	14/06/2012	
04/06/2012	Refer to NSW Police Service	02/07/2012	
04/06/2012	Internal Referral (General)	18/06/2012	
05/06/2012	Refer to Design Review Panel (SEPP 65)	03/07/2012	

**Officer** Responsible Officer: Jenny Webb

**Documents** DA/426/2012 (24/05/2012) DA/426/2012 - 2A Bayview Avenue, THE ENTRANCE...  

- ◆ D03019265 (22/05/2012) DA Residential flat development consisting of... --> [Link]
- ◆ D03019268 (22/05/2012) Statement of Environmental Effects - DA Resid... --> [Link]
- ◆ D03019271 (22/05/2012) Traffic Impact Statement - DA Residential fla... --> [Link]
- ◆ D03036873 (08/06/2012) Submission Objection - DA/426/2012 - 2A Bayvi... --> [Link]
- ◆ D03036869 (13/06/2012) Submission Objection - DA/426/2012 - 2A Bayvi... --> [Link]
- ◆ D03042224 (18/06/2012) Submission Objection - DA/426/2012 - 2A Bayvi... --> [Link]
- ◆ D03043516 (18/06/2012) Submission objection - DA/426/2012 - 2A Bayvi... --> [Link]

**Email** Contact us about this application.

close all | open all

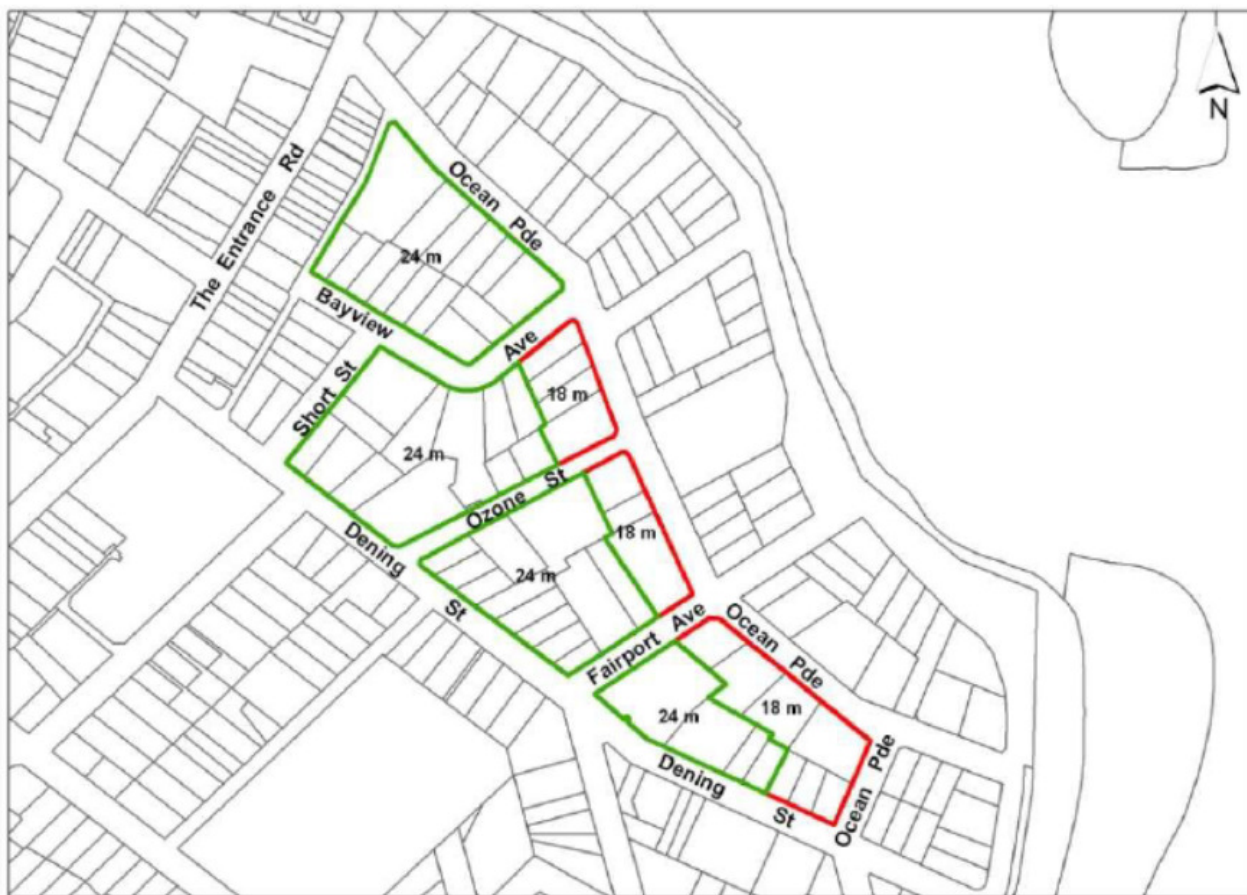
Wyong Shire Council

The community was under the impression that any increase in height would be offset by more open space:

The Entrance Peninsula Planning Strategy stated **8 stories** for this site.

- Insert height controls into Council's planning controls to limit heights in this precinct to a maximum 24 metres (approximately eight storeys) and 18 metres (approximately six storeys) in accordance with Map 3. Insert a requirement that the specified heights can only be achieved on a parcel, or parcels, of land with an area greater than 1,800 square metres.

### Map 3: High Density Residential Zone Height Limits



The size of the proposal has more than doubled.

- ☐ **Zoning** WW2D - 2D High Density Residential
- ☐ **Applications** DA - 426 / 2012 - Residential flat building consisting of 109 units, publ....  
 DA - 133 / 2003 (E) - Residential flat building comprising 48 units (Amended ....  
 DA - 133 / 2003 (C) - Residential flat building comprising 48 units (Amended ....  
 DA - 133 / 2003 (D) - Residential flat building comprising 48 units (Amended ....

2. TEPCP would appreciate an answer to our question in our letter dated 12 June 2012 re

**RECOMMENDATION:**

1. That Council please advise TEPCP of the details of what footprint concessions were achieved in your negotiations with the developer to achieve this outcome.

By email would be fine.

We have other concerns about vehicle access from Ambler Parade. Appendix C of the Traffic Report has been poorly copied and data lost in the web site version. It is impossible to see if the access/ exit off Ampler Parade is adequate. How do garbage trucks access the site ? The Statement of Environment Effects states a waste management plan accompanies the DA but this does not seem to be made available online.

<b>DCP 69 Waste Management</b>	A Waste Management Plan accompanies the DA. Garbage chutes and adequate waste and recyclable storage facilities are proposed.	✓
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3. Over fifty members of the community attended TEPCP's general meeting to hear Ben Dunnet 's presentation on his Lakeside Development, Iconic Site No 5.

**Please note that there was a large amount of community opposition to the size and height of this proposal at the meeting with a large number of people speaking against the proposal.**

Regards  
Doug

Doug Darlington  
Secretary

The Entrance Peninsula Community Precinct



THE ENTRANCE PENINSULA  
COMMUNITY PRECINCT

ENCOMPASSING: THE ENTRANCE, THE ENTRANCE NORTH, LONG JETTY, TOOWOON BAY, BLUE BAY, SHELLY BEACH & MAGENTA  
[www.theentranceprecinct.org](http://www.theentranceprecinct.org)

[www.theentranceprecinct.org](http://www.theentranceprecinct.org)

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