

MINUTES OF THE HUNTER & CENTRAL COAST REGION PLANNING PANEL MEETING HELD AT NEWCASTLE CITY HALL ON THURSDAY, 28 JANUARY 2010 AT 5:30 PM

PRESENT: Garry Fielding - Chair
Jason Perica – Deputy Chair
Kara Krason – Panel Member
Brad Luke – Panel Member

IN ATTENDANCE

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| Judy Jaeger | Director – Future City |
| Drew Bulmer | Manager Development & Building Services |
| Geoff Douglass | Development & Building Team Coordinator |
| Steven Masia | Senior Development Officer |

APOLOGY: Mike Jackson

The meeting commenced at 5:35 pm. The Chair welcomed everyone to the first meeting in Newcastle of the Hunter & Central Coast Region Planning Panel.

1. **Declarations of Interest** – Kara Krason declared that Town Planner Tony Robb from Urbis is a friend and a former work colleague.

2. Business Items

ITEM 1 - ***2009HCC006 – Council – DA 09/1039, - 23 STEEL STREET, NEWCASTLE WEST – Alterations/Additions to approved retail/commercial/residential development including additional retail space, provision of a gym/ fitness centre and additional parking.***

3. Public Submissions -

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| Caitlin Raschika | Addressed the panel against the item |
| Tim Askew | Addressed the panel against the item |
| Tom Hancock | Written submission to the panel against the item |
| Harry Raftos | Written submission to the panel against the item |
| David Boyer | Applicant - Addressed the panel in favour of the item |

4. Business Item Recommendations

2009HCC006 – Council – DA 09/1039, - 23 Steel Street, Newcastle West - Alterations/Additions to approved retail/commercial/residential development including additional retail space, provision of a gym/ fitness centre and additional parking.

The Panel resolved that the determination of the application be deferred and Council staff be requested to provide a further report and additional information to a subsequent meeting of the Panel addressing &/or detailing:-

- 1) Flooding, Climate Change and Mitigation measures
- 2) Details of RL's of building heights around the site
- 3) Details of the calculations of Section 94A levy and for legal opinion to be sought on the appropriate means of calculating and applying the levy for the current Development Application
- 4) BASIX compliance
- 5) SEPP 65 compliance
- 6) The awning heights to Ravenshaw Street
- 7) Theoretical FSR calculations including, circulation space of additional parking, if applicable
- 8) Details of measures to ensure success of northern "green wall"
- 9) Relationships with previous DA consents and integrated approvals
- 10) Acoustic impacts of proposed plant on residential properties on Ravenshaw Street

MOTION CARRIED

The meeting concluded at 6:45 pm.

Endorsed by



Garry Fielding
Chair, Hunter & Central Coast Region Planning Panel
Date: 4 February 2010