

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT NEWCASTLE CITY HALL ON THURSDAY, 4 MARCH 2010 AT 1:00 PM

PRESENT: Garry Fielding (Chair)
Jason Perica
Kara Krason
Mike Jackson
Scott Sharpe

IN ATTENDANCE

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

APOLOGY: Brad Luke
Scott Sharpe (late)

The meeting commenced at 1:00pm. The Chair welcomed everyone to the second meeting in Newcastle of the Panel. He advised that the matter before the Panel was deferred from the meeting of 28 January 2010.

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

2. Business Items

ITEM 1 **2009HCC – 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

Tom Hancock	Addressed the panel against the item
Tim Askew	Addressed the panel against the item
Harry Raftos	Addressed the panel against the item
Tony Robb	Town Planner for Applicant - Addressed the panel in favour of the item
David Boyer	Applicant - Addressed the panel in favour of the item

4. Business Item Recommendations

2009HCC – 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.

Moved Jason Perica and seconded by Mike Jackson

That the Panel adopt the Council officer's recommendation to approve the proposal subject to the recommended conditions of consent, with amendments as outlined below:

ATTACHMENT B - DRAFT SCHEDULE OF CONDITIONS **DA09/1039 – 23 STEEL STREET, NEWCASTLE WEST**

1 Conditions Restricting the Terms of Consent

Incorporating the following at the beginning of condition 1.1:

- 1.1 *This consent is granted for: Alterations and additions to approved retail / commercial / residential development (DA05/1266), incorporating additional retail space, provision of gymnasium, deletion of four cinemas, deletion of residential vehicular access from the Ravenshaw Street frontage, and incorporation of additional parking with commercial tenancies along the Ravenshaw Street frontage, together with the use of cinemas as an entertainment venue, with the altered proposal providing for the following overall development:*

A retail/commercial/carpark podium, with a five cinema theatre complex (entertainment venue), 7x2-storey townhouses and two residential towers (1x4-storey and 1x7-storey) containing a total of 17x1-bedroom, 49x2-bedroom and 26 x 3-bedroom dwelling units (92 total), above the podium level.

Incorporating the following in Condition 3.30 vii):

The loading dock roller shutter door is to be of solid construction and is to remain closed at all times, apart from when vehicles are entering/leaving the premises.

Incorporating the following additional condition in the appropriate place within the consent:

The Cinema Terrace shown on level 3 not being used between 8pm and 7am on any day, unless for the purpose of an emergency exit.

Reason: *To protect the residential amenity of the neighbourhood.*

MOTION CARRIED 4 to 1

The meeting concluded at 2:26pm.

Endorsed by



Garry Fielding
Chair