

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT NEWCASTLE CITY COUNCIL ON MONDAY, 22 AUGUST 2011 AT 6.15 PM

PRESENT:

Garry Fielding	Chair
Jason Perica	Panel Member
Bob McCotter	Panel Member
Brad Luke	Panel Member
Scott Sharpe	Panel Member

IN ATTENDANCE

Peter Chrystal	Manager Development & Building – The City of Newcastle
Geof Mansfield	Team Coordinator – Development Assessment Team – The City of Newcastle
Damian Jaeger	Senior Development Officer – Development Assessment Team - The City of Newcastle
Craig McLaren	McLaren Traffic Engineering (independent traffic consultant)
Katie Teyhan	SLR (independent acoustic consultant)

1. **Apologies - NIL.**
2. **Declarations of Interest - NIL**
3. **Business Items**

ITEM 1 - 2010HCC028 Newcastle 10/1049 - Demolition of a dwelling, construction of a place of worship (mosque) and associated community facilities including a dwelling house, ceremonial funeral; Lot 2 DP 209466 - 158A Croudace Road Elmore Vale & Lot 4 DP 108654 - 164 Croudace Road Elmore Vale

5. **Public Submissions – Registered speakers:**

1. Ross Hodge (Spectrum Acoustics) - on behalf of the applicant
2. Zaman Qamruzzaman (Newcastle Muslim Association) – on behalf of the applicant
3. Mark Stevenage – on behalf of applicant
4. Mohamed Omar – on behalf of applicant
5. Mira Gordon – against the item
6. Bill Yassine – on behalf of the applicant
7. Mike Staunton – on behalf of David & Elizabeth Craddock – against the item

8. Steve Beveridge – on behalf of Elernore Vale Community Group – against the item

6. Business Item Recommendations

2010HCC028 Newcastle 10/1049 - Demolition of a dwelling, construction of a place of worship (mosque) and associated community facilities including a dwelling house, ceremonial funeral; Lot 2 DP 209466 - 158A Croudace Road Elernore Vale & Lot 4 DP 108654 - 164 Croudace Road Elernore Vale

Moved: Brad Luke, seconded, Scott Sharpe

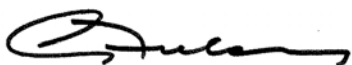
The Joint Regional Planning Panel refuse to grant consent to DA 10/1049 for the following reasons:

1. The proposal will unreasonably detract from the amenity of the neighbourhood and therefore does not satisfy the relevant objectives of the 2(b) Urban Core Zone applying to the site under Newcastle Local environmental Plan 2003.
2. Insufficient car parking spaces are proposed on site to satisfy the likely demand and the proposal would therefore give rise to an increased incidence of kerbside parking, to the detriment of the efficiency of the local road network and the existing amenity of the neighbourhood.
3. The likely peak traffic generation from the site would result in traffic congestion at the vehicular access to the site, to the detriment of road safety.
4. The application has not satisfactorily demonstrated that the likely acoustic impacts of the proposed development will not have an unreasonable impact on the amenity of the neighbourhood.
5. Having regard to the abovementioned circumstances of the case, approval of the application would not be in the public interest.

MOTION CARRIED UNANIMOUSLY.

The meeting concluded at 6.58pm

Endorsed by



Garry Fielding
Chair
Hunter and Central Coast Joint Regional Planning Panel

Date: 25 August 2011