

# MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT NEWCASTLE CITY COUNCIL ON THURSDAY, 05 MAY 2011 AT 3.30 PM

## PRESENT:

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

## IN ATTENDANCE

Geof Mansfield	Co-ordinator Development Assessment Team
David Paine	Senior Development Officer

## APOLOGY: Kara Krason

1. The meeting commenced at 3:35pm
2. **Declarations of Interest - Nil**
3. **Business Items**

***ITEM 1 - 2011HCC006 Newcastle City Council 10/1770 - Environmental upgrade works involving changes to pond drainage systems; 2/434, 4/434 & 434 Sandgate Road Shortland***

***ITEM 2 - 2011HCC007 Newcastle City Council 10/1498 - Residential apartment additon to existing hotel; Lot 1 DP 343633 - no 32 Church Street Newcastle***

4. **Public Submission - Nil**
5. **Business Item Recommendations**

***ITEM 1 - 2011HCC006 Newcastle City Council 10/1770 - Environmental upgrade works involving changes to pond drainage systems; 2/434, 4/434 & 434 Sandgate Road Shortland***

## ITEM 1

**Moved** Jason Perica, seconded Cr Scott Sharpe that:

The Panel adopt the Council officer's recommendation to approve the proposal, subject to the recommended conditions of consent, with the following changes:

## Condition D3 Modified to read:

D3 Prior to the commencement of operation of the proposed development, the applicant must prepare and implement an Operations Management Plan (OMP) to monitor and assess the impact of the project on the surrounding environment. The OMP must be submitted to **and approved by** Council prior to the commencement of operation of the proposed development and shall include, but not be limited to:

(a) A environmental monitoring program identifying strategies, sampling design, surveying and reporting requirements for assessment of the following environmental indicators:

- Water levels within Melaleuca Swamp, Reed Marsh and surrounding watercourses
- Water quality within the wetlands and surrounding watercourses utilising parameters such as dissolved oxygen, salinity, pH, turbidity, temperature and nutrients
- Changes in vegetation including variation in community types, species and condition and changes to vegetation over time
- Changes to presence or distribution of fauna, including microbiological organisms, fish, amphibians, terrestrial fauna and avifauna

(b) A water level control strategy outlining measures that will enable the project to be completed without generating water pollution. The water level control strategy shall include:

- Maximum sustainable application rates of water pumped to the melaleuca plantation and long-term pumping schedules. Indicators for cessation of pumping should be defined.
- Site management measures to prevent artificial discharges to Ironbark Creek and Canoe Channel. Monitoring should be conducted in both Ironbark Creek and Canoe Channel to allow assessment of volume changes and nutrient loads.

**Reason:** To prevent environmental pollution and harm to flora/fauna and to ensure compliance with the relevant provisions of the *Protection of the Environment Operations Act 1997*.

**Add Condition E2:** The proposed development being carried out in accordance with the following requirements of TransGrid:

- a) Any pond drainage/overflow will need to be directed away from the base of all structures.
- b) No development works will be permitted within the easement area.
- c) Any work within the easement area will need to be done in accordance with the WorkCover Code of Practice Act "Working Under or in Close Proximity to Over Head Power Lines".
- d) No changes are made to the existing ground levels with the easement area.
- e) No dirt, silt or any other form or refuse is to be stored or placed within the easement during any works.
- f) No plants or other forms of shrubbery having a mature height exceeding 4 metres can be located within easement.
- g) No vehicle or other forms of machinery having a height exceeding 4.3 metres when fully extended can be brought onto or operated within the easement area.

**Reason:** To advise the necessity for compliance with the particular requirements of other relevant authorities.

**Delete Condition F2:** *Prior to the occupation of a new building, or, occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Clause 155 of the Environmental Planning and Assessment Regulations.*

**Reason:** *To ensure compliance with Section 109M of the Environmental Planning and Assessment Act 1979, as amended.*

**MOTION CARRIED 5 - 0**

**ITEM 2 - 2011HCC007 Newcastle City Council 10/1498 - Residential apartment addition to existing hotel; Lot 1 DP 343633 - no 32 Church Street Newcastle**

**ITEM 2**

**Moved** Jason Perica, seconded Cr Brad Luke that;

The Panel adopt the Council officer's recommendation to approve the proposal, subject to the recommended conditions of consent, with the following amendments:

- 1 i) Condition A1 of consent to include reference to the submitted BASIX Certificate
- ii) A new condition of consent to require a Section 94A contribution
- iii) Two additional consent conditions to be added that were circulated at the JRPP meeting by Council Staff officers, as follows:

1. The previous application to reinstate the original ornate verandahs to the street façade under development consent 06/1261 shall be constructed prior to issue of Occupation Certificate.

**Reason:** To confirm and clarify the terms of Council's approval.

2. No awning or canopy structure shall be erected within the roof top setback area.

**Reason:** To ensure that any roof top structures are not visible from surrounding street level.

**B**

**Schedule I Other Agency Conditions:**

When issuing the Notice of Determination, Council officers ensure no conflict with other conditions arises from Schedule I, if it is necessary at all.

**MOTION CARRIED 5 - 0**

The meeting concluded at 3:50pm

Endorsed by



Garry Fielding  
Chair  
9 May 2011