

# **MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT SINGLETON COUNCIL ON THURSDAY 4 AUGUST 2011 AT 1:00 PM**

## **PRESENT:**

Garry Fielding	Chair
Kara Krason	Panel Member
John Colvin	Panel Member
John Martin	Panel Member
Sue Moore	Panel Member

## **IN ATTENDANCE:**

Alison Clark	Singleton Council
Phil Carroll	Singleton Council

## **APOLOGIES:** Nil

### **1. The meeting commenced at 1.03 PM**

### **2. Declarations of Interest - Nil**

### **3. Business Items**

**ITEM 1 - 2011HCC027 - Singleton Shire Council, DA249/2010, Extension and Refurbishment of Gowrie Street Mall S96, 1 Gowrie Street Singleton**

### **5. Public Submission -**

Jill Eason	addressed the panel on behalf of Singleton Chamber of Commerce in favour of the item
Jan Howe	addressed the panel against the item
Jane Lampe	Spoke on behalf of the applicant
Penny Clancy	did not attend meeting
David Wilcox	Spoke on behalf of the applicant
James Dann	Spoke on behalf of the applicant
Ben Pomroy	Spoke on behalf of the applicant

[Note: The Chair advised the meeting that the Panel had also received a written submission Martin Fallding who was unable to attend the meeting.]

### **6. Business Item Recommendations**

**ITEM 1 - 2011HCC027 - Singleton Shire Council, DA249/2010, Extension and Refurbishment of Gowrie Street Mall S96, 1 Gowrie Street Singleton**

**MOVED** John Colvin, seconded John Martin:

**THAT DEVELOPMENT CONSENT BE GRANTED TO DA 249/2010 PART 2 SUBJECT TO THE AMENDED CONDITIONS IN APPENDIX A.**

**Delete Conditions AA1, AA2, F12 and H9.**

**Amended Conditions:**

**Insert additional conditions as follows:**

**C14** The design is to be modified to include showcase areas and a street awning along the southern section of the site's John Street frontage. The upper levels of the southern car park façade are to be provided with the same upper level façade treatment as the northern portion of the frontage. Amended plans are to be submitted prior to the issue of a Construction Certificate for the written approval of Council's Director Planning and Regulations.

**Reason:** To achieve a better streetscape design outcome.

**C15** On-site car parking shall be provided for a minimum of 787 vehicles in accordance with Council's DCP and such being set out generally in accordance with the details indicated on the submitted plans except as otherwise provided by the conditions of consent.

**Reason:** To ensure the provision of adequate on-site parking facilities commensurate with the demand likely to be generated by the proposed development.

**C16** In addition to the parking requirements set out under condition C15, arrangements satisfactory to the General Manager of Singleton Council for the provision of a further 120 spaces shall be made prior to issue of the Construction Certificate for the car parking structure.

**H24** The development application for the specific use of the tenancy/tenancies fronting John Street is to be accompanied by a traffic management plan which demonstrates to the satisfaction of Council that adequate loading facilities and access thereto is provided.

**Reason:** To ensure adequate loading facilities are provided for the additional tenancy.

**Delete Condition H4 and replace with the following:**

**A1.1** No approval has been granted for any signage shown on the plans provided in A1. A separate development application is to be submitted for approval of any signage.

**Reason:** To advise of the necessity to submit further development applications to Council in respect of proposed signage in order that any such proposals may be properly assessed in accordance with relevant heads of consideration under the Environmental Planning and Assessment Act, 1979.

**Amend Condition A1 as follows:**

- A1** The development shall be carried out in accordance with the stamped approved plans and documentation detailed in the following schedule and any amendments arising through conditions to this consent or as shown in red colour on the plans:

<b>Drawing Title</b>	<b>Drawing No.</b>	<b>Revision No.</b>	<b>Revision Date</b>	<b>Prepared by:</b>	
Site Context/Analysis	DA01	A	14-07-2010	Scott Architects	Carver
Existing Site Plan	DA02	A	14-07-2010	Scott Architects	Carver
Existing Elevations	DA03	A	14-07-2010	Scott Architects	Carver
Demolition Plan	DA04	A	14-07-2010	Scott Architects	Carver
Level 1 – Overall Plan	DA05	C	10-06-2011	Scott Architects	Carver
Level 2 – Overall Plan	DA06	C	10-06-2011	Scott Architects	Carver
Level 3 – Overall Plan	DA07	C	10-06-2011	Scott Architects	Carver
Roof Plan	DA08	A	14-07-2010	Scott Architects	Carver
Proposed Amenities	DA09	A	14-07-2010	Scott Architects	Carver
Elevations	DA10	C	10-06-2011	Scott Architects	Carver
Elevations	DA11	C	10-06-2011	Scott Architects	Carver
Sections	DA12	C	10-06-2011	Scott Architects	Carver
Sections	DA13	C	10-06-2011	Scott Architects	Carver

Proposed Shadow Diagrams	DA14	B	07-02-2011	Scott Architects	Carver
Existing Shadow Diagrams	DA15	A	14-07-2010	Scott Architects	Carver
Materials Board	DA16-A	C	10-06-2011	Scott Architects	Carver
Materials Board	DA16-B	B	30-11-2010	Scott Architects	Carver
Landscape Plan	DA17	C	10-06-2011	Scott Architects	Carver
Inground Services – Site Plan	DA19	A	07-02-2011	Scott Architects	Carver
Survey Plan	950223J\CD S\GOWRIE 15B.DWG	A	09-03-2010	Scott Hamblin	Crisp &

**Amend Condition H6 as follows:**

**H6** No flashing, chasing or scintillating lighting or promotional material of a visually intrusive nature being installed or displayed on the exterior of the premises or within the showcase area.

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

**MOTION CARRIED.**

The meeting concluded at 2.21 PM

Endorsed by



Garry Fielding  
Chair, Hunter & Central Coast Joint Regional Planning Panel  
16 August, 2011