

# MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PANTHERS LEAGUES CLUB ON THURSDAY, 27 OCTOBER 2011

## PRESENT:

|                 |              |
|-----------------|--------------|
| Garry Fielding  | Chair        |
| Jason Perica    | Panel Member |
| Bob McCotter    | Panel Member |
| Cr Brad Luke    | Panel Member |
| Cr Mike Jackson | Panel Member |

## IN ATTENDANCE

|                 |  |
|-----------------|--|
| Peter Chrystal  | Manager Development & Building Services  |
| Geoff Mansfield | Co-ordinator Development Assessment Team |
| Chris Speek     | Senior Development Officer               |
| David Paine     | Senior Development Officer               |

## APOLOGIES: Nil.

1. The meeting commenced at 5:38pm

## 2. Business Items

***ITEM 1 – 2010HCC035 – Newcastle City Council – DA 11/0873 – Proposed anatomy building within University of Newcastle – 130 University Drive, Callaghan***

3. Declarations of Interest - Nil

4. Public SubmissionS – Nil

## 5. Business Item Recommendations

***2010HCC035 – Newcastle City Council – DA 11/0873 – Proposed anatomy building within University of Newcastle – 130 University Drive Callaghan***

**Moved by** Bob McCotter, **Seconded by** Brad Luke

The Joint Regional Planning Panel resolve that consent be granted to DA 11/0873 – Proposed anatomy building within University of Newcastle – 130 University Drive, Callaghan, subject to the following amendments to the conditions contained in Appendix A:

- 1) Add a condition in the consent requiring the applicant to reuse the surplus soil onsite and submit to Council a soil management plan which details how the surplus soil will be reused.
- 2) Amend condition F1 '*replacement of native trees*' to double the number of trees to be planted.

**Motion Adopted unanimously.**

**6. Business Items**

***ITEM 2 – 2010HCC044 – Newcastle City Council – DA 10/1511 – Demolition of the existing structures and erection of a multi-level residential flat building containing 102 units and a multi-level boarding house containing 112 bedrooms and a managers residence and associated parking facilities and two lot into two lot subdivision***

**7. Declarations of Interest – Nil**

**8. Public Submissions –**

- 1) Applicant's Representatives – addressed the Panel in favour of the item

Paul Hines - Legal representative  
Craig Marler – Town Planner  
Stuart Campbell – Architect  
Geoff Baker – Urban design  
Andrew Walker – Real Estate Agent

**The following speakers addressed the Panel against the item –**

- 2) Rohan Dickson - Town Planner for Cooks Hill Community Group & Newcastle Grammar School
- 3) Patrick Larkin – Barrister for Cooks Hill Community Group  
4) Alan Green – Principal Newcastle Grammar School  
5) Libby Helinski – Representative of Cooks Hill Community Group  
6) Margaret Kime – Resident  
7) Felicity Wardhaugh – On behalf of the Cooks Hill Community Group  
8) Zenon Helinski – Resident  
9) Anne Morris – Resident  
10) Mat Helinski – Resident  
11) Sharon Claydon – Ward 1 Councillor  
12) Troy Anforth – Resident  
13) Glenn Burgess – Resident  
14) Phillip Smith – Resident  
15) (Speaker's name not recorded)

Consideration of this Item commenced at 6.17 pm

**[Notes:**

- 5.52pm meeting adjourned at the request of Cooks Hill Community Group for discussion of changes to their speakers
- 6.02pm meeting resumed
- Chair announced applicant to speak first
- Applicant requested recess to discuss order of speakers as extra time allowed and speaking first – granted by Chair
- 6.17pm meeting resumed
- 8.00pm recess prior to determination
- 8.20pm meeting resumed]

## 9. Business Item Resolution

***ITEM 2 – 2010HCC044 – Newcastle City Council – DA 10/1511 – Demolition of the existing structures and erection of a multi-level residential flat building containing 102 units and a multi-level boarding house containing 112 bedrooms and a managers residence and associated parking facilities and two lot into two lot subdivision***

**Moved by** Jason Perica **Seconded by** Bob McCotter

a) That the Joint Regional Planning Panel note the objection under *State Environment Planning Policy No 1 – Development Standards*, against the development standard relating to car parking for the proposed boarding house as contained in Clause 30(F) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*. In this regard the Panel considers the objection (if needed) to be well founded and consistent with the aims of the Policy, noting the minimal provision of car parking for the boarding house, the circumstances and the case and the grounds for the objection.

b) That the Joint Regional Planning Panel grant deferred commencement consent to DA 10/1511 in accordance with the provisions of Section 80(3) of the *Environmental Planning & Assessment Act, 1979* (NSW), subject to the matter in Schedule 1 being addressed prior to the consent becoming operative. A maximum period of one year from the date of the Notice of Determination is granted to comply with this requirement. Upon resolution of this matter to Council's written satisfaction the consent will become operative subject to the conditions specified in Schedule 2.

### Schedule 1

The design and layout of the proposed 'middle' residential flat building being modified to delete level 3 comprising dwellings Nos 401, 402, 403, 404, 405 and 406 so as to reduce the building's overall height and bulk.

*Reason:* To ensure that the external appearance and overall height of the proposed development is reasonably in character with the character of existing and future development in the locality and does not detract from the existing streetscape.

### Schedule 2

Conditions in APPENDIX A of the Final Assessment Report subject to the following amendment to the text of condition A1 as follows:

*'and on the Application form, except as otherwise provided by the conditions of this consent and as modified by Schedule 1 of the Notice of Determination'.*

## **Motion Adopted 3 – 2**

Meeting concluded at 8.57 pm.

Endorsed by:



Garry Fielding  
Chair  
Hunter Central Coast  
Joint Regional Planning Panel  
Date: 2 November 2011

