

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT NEWCASTLE CITY COUNCIL ON THURSDAY, 9 AUGUST AT 1.30 PM

PRESENT:

Jason Perica	Acting Chair
John Colvin	Panel Member
Brad Luke	Panel Member

IN ATTENDANCE

Peter Chrystal	Manager Development & Building Services
Wesley Wilson	Acting Co-ordinator Development Assessment Team
James Cross	Senior Development Officer – Traffic Engineer
David Paine	Senior Development Officer Planner
Nadine Page	Independent Planning Consultant – TCG Planning

1. The meeting commenced at 2.02pm

Apologies – Councillor Mike Jackson

2. **Declarations of Interest – Nil**

Brad Luke mentioned that as a Councillor the issue of potential conflict of interest should be raised. He also indicated that under the State Code between public and private members as a Councillor there is no conflict of interest and nothing to declare.

3. **Business Items**

ITEM 1 – 2012HCC009 - Newcastle City Council 2012/0141, Erection of seven storey court house building and associated works, Lot 4 DP 1010675, 282 King Street Newcastle

4. **Public Submission – Registered speakers**

1. Kim Richardson (Hunter Community Legal Centre) – against
2. Tony Brown – against
3. Rick Banyard – against
4. Darrell Harris – against
5. Lyn Kirby – against
6. Joan Dawson (Representing Save our Rail NSW) – against
7. Kerry Marshall – Director Asset Management (Attorney General/Justice Department) – in support

The main issues mentioned against the proposal included lack of parking, disabled parking, disability access, security concerns and poor choice of location. One speaker raised concerns about other development applications that have been approved without adequate car parking or which will result in a loss of parking, which should be considered in the assessment and determination of this application. Concerns were also raised regarding the possibility of public transport availability being affected by a future decision regarding rail access to the Civic Centre.

Kerry Marshall (the applicant's representative) commented that this development is a high profile and important project for Newcastle supporting the Civic Precinct and responded to concerns raised as follows:

- There are restrictions to parking for authorised car parking due to security issues surrounding judicial staff and high profile cases, which are unique to the nature of the use.
- No other courthouses in NSW provide parking to general staff and the general public.
- Provisions have been made for two disabled parking spaces, which can be available to defendants subject to prior arrangements, to allow security checking.
- The Attorney General's Department is committed to providing a 'green travel plan'.
- The investment would be the largest in the State since the Parramatta Courthouse and legal precinct in 2007.
- Benefits of this proposal - providing a world class facility with improved conditions for people in custody, economic boost to shops and the best use of an under developed site in the CBD.

Sean Morgan (from Better Transport Futures) spoke on behalf of the applicant and advised that he had conducted surveys around the existing court house. The argument was put forward that the issue of demand for public parking will be moving from the existing site and creating more available spaces.

The Panel considered the arguments and report before it, and asked a number of clarifying questions of the applicant and independent planning consultant engaged by the Council.

5. **3.23 pm** - The chair of the panel requested a recess to discuss amendments to draft conditions.
6. **3.40 pm** - Meeting resumed.

Motion moved:

That the Joint Regional Planning panel favour approval of the proposal subject to the schedule of conditions attached to the report to the Panel, although with amendment to a number of conditions discussed and agreed between the proponent and Newcastle City Council, as summarised below:

1. Condition 2 – minor correction to plan numbers and dates to reflect the latest version
2. Condition 6 –revised wording below:
"Works relating to the relocation of the brick drainage pipe, as indicated in the Review of Environmental Factors prepared by SG Consulting dated 9 February 2011, are to be completed prior to the commencement of works or as otherwise agreed by the Council and the applicant."
3. Condition 9 – ESD requirements - The applicant is to provide Council with a list of ESD commitments to ensure that the proposed building meets the ESD initiatives suggested by the applicant, which can be regulated by a Condition of consent.
4. Condition 11 – Remove duplication of landscape condition terms
5. Condition 12 – Reinforce interpretation of Heritage Impact Assessment
6. Condition 16 – Deleted
7. Condition 21 – Clarify flood control measures
8. Condition 58 - Typographical error corrected
9. Condition 64 – Clarify the maximum number of 25 car parking spaces to be provided

All changes agreed upon are to be the subject of written confirmation from the Crown applicant to Council prior to issuing a Notice of Determination.

7. Motion - Brad Luke, Seconded by John Colvin

ALL IN FAVOUR

Meeting concluded at 3.44 pm.

Endorsed by:

Jason Perica
Acting Chair
Hunter and Central Coast
Joint Regional Planning Panel
Date: 17 August 2012