

**MINUTES OF THE HUNTER & CENTRAL COAST  
JOINT REGIONAL PLANNING PANEL MEETING  
HELD AT NEWCASTLE CITY HALL, CUMMINGS ROOM,  
290 KING STREET, NEWCASTLE  
ON WEDNESDAY, 4 DECEMBER 2013 AT 6.30 PM**

**PRESENT:**

Kara Krason	Acting Chair
John Colvin	Panel Member
Bruce Clarke	Panel Member
Councillor Brad Luke	Panel Member
Councillor Sharon Waterhouse	Panel Member

**IN ATTENDANCE**

Nadine Page	Independent Planning Consultant for Newcastle City Council
Damian Jaeger	Newcastle City Council
Wesley Wilson	Newcastle City Council

1. The meeting commenced at 6.30 pm

Apologies – Nil

2. **Declarations of Interest –**

Councillor Brad Luke declared a non-pecuniary conflict of interest. He stated that Clients of Councillor Luke may be members of the Golf Club and a member asked general questions about the determination of the application prior to the meeting. Councillor Luke left the meeting and did not participate in the decision making process.

3. **Business Item:**

2012HCC016 – Newcastle, 2012/0419, Concept of seniors housing development, golf course and associated works, Lot 103 DP 881682, Lot 151 DP 1143683 & Pt Lot 10 DP 1149782 - 2/90 Vale Street Birmingham Gardens, 4/50A Queen Street Waratah West & 8/475 Sandgate Road, Shortland

4. **Public Submission –**

**Registered Speakers:**

1. Kerry Duggan - on behalf of Shortland Waters Golf Club
2. Jillian Kuczera (Senior Planner with City Plan Services) - on behalf of the applicant
3. Ian Gregson (Consultant with GHD – NSW EPA accredited site auditor) – on behalf of the applicant

The Acting Chair adjourned the meeting at 7.20pm and the meeting resumed at 7.51pm.

## **5. Panel Decision**

The Panel is generally supportive of the proposed use of the site as a seniors housing development and golf course but will require either compelling legal advice supported by Council to the effect that the additional information sought in respect of the contamination and remediation issues is not required for the purpose of this stage of the approval and/or provide the additional reports sought by Council's Planning Consultant outlined in the assessment report. In addition, further information is required to be submitted in relation to the issue of SEPP 14 – Coastal Wetlands, in particular a map of the site indicating the boundaries of the applicable *SEPP 14 Coastal Wetland* map and the extent of remediation works/activities required/proposed within the mapped area. Further clarification must be provided in relation to the coverage of the Site Compatibility Certificate.

The Panel unanimously agreed to defer determining the application to allow the applicant an opportunity to address the matters referred to above. The Panel has set a timetable, which includes requiring the applicant to provide the additional information to Council no later than 3 February 2014. Council is to assess the additional information and is to provide a supplementary assessment report to the Panel no later than 27 February 2014 for the Panel's consideration at a meeting around mid March 2014.

The meeting concluded at 8.05 pm

Note: It should be noted that the timeframe outlined by the Panel has been centred around providing the applicant with sufficient time to address the request for additional information taking into consideration the Christmas period and that there is an expectation that the Council will provide a supplementary report to the Panel Secretariat around 3 weeks following receipt of such information. Should the applicant provide the additional information to Council prior to the 3 February 2014 it is requested that Council adhere to a similar 24 day assessment period to enable the Panel to meet and consider the matter as soon as is practically achievable.

Endorsed by:

Kara Krason  
Acting Chair  
Hunter & Central Coast Joint Regional Planning Panel  
Date: 12 December 2013