

**MINUTES OF THE HUNTER & CENTRAL COAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT NEWCASTLE CITY HALL, BANQUET ROOM,
290 KING STREET, NEWCASTLE
ON THURSDAY 27 FEBRUARY 2014 AT 10.00 AM**

PRESENT:

Kara Krason
John Colvin
Bruce Clarke

Acting Chair
Panel Member
Panel Member

IN ATTENDANCE

Nadine Page

Independent Planning Consultant for
Newcastle City Council
Newcastle City Council
Newcastle City Council

Mark Manning
Wesley Wilson

1. The meeting commenced at 10.34 am

Apologies – Councillor Sharon Waterhouse

2. **Declarations of Interest – Nil**

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. Jillian Kuczera (Senior Planner with City Plan Services) - on behalf of the applicant

The Acting Chair adjourned the meeting at 11.00 am and the meeting resumed at 11.30 am.

5. **Panel Decision**

Motion moved by John Colvin Seconded by Kara Krason that the development application 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 be approved as recommended in the Supplementary Report subject to the conditions contained in Appendix D and the modified conditions as follows –

Amendments to –

Condition B1 – Stage 5 to read as follows –

Stage 5 works must not commence until the works required by Stages 1 and 2 are fully complete.

If the construction of Stage 5 is to be undertaken in separate stages, then the first stage (referred to within this Consent as Stage 5a) must comprise (but not be limited to) the following works:

- Access road upgrade
- Relocation of the 16 golf club parking spaces
- Residential Care Facility (with associated communal services and facilities)
- Waste transfer facility.

Occupation of the subsequent stages will not be permitted until Stage 5a is fully complete.

Condition B1 - Stage 6 to read as follows –

Stage 6 must not occur until Stage 5 is complete and an occupation certificate has been issued.

Condition F 1 to read as follows –

Future development applications are to be submitted to the consent authority having regard to the staging identified in Condition No. B1. Staging may occur in any order or concurrently however Stage 5 works must not commence until the conditions in Sections I and J have been satisfied.

Condition G 1 to read as follows –

The future development applications for Stage 5 are to address the RMS advice for a signalised pedestrian crossing and associated civil works to be provided on the northern leg of the Sandgate Road/Vale Street intersection.

Condition G8 to read as follows –

The section of the CTGM at the crossing must not impact to the main's operation as the CTGM is critical part of Hunter Water's infrastructure. This may require upgrading and/or replacement which would be required to be undertaken prior to any construction traffic traversing the pipeline corridor. The requirements, timing and duration of any necessary works to the section of CTGM will need to be discussed with and approved by Hunter Water.

Condition M2 to read as follows -

If the construction of Stage 5 is to be undertaken as further divided stages, then the first stage (referred to within this Consent as Stage 5a) must comprise (but not be limited to) the following works:

- Access road upgrade
- Relocation of the 16 golf club parking spaces
- Residential Care Facility (with associated communal services and facilities)
- Waste transfer facility.

Condition M3 to read as follows –

Occupation of the subsequent stages will not be permitted until Stage 5 is fully complete and an Occupation Certificate is issued for all works.

Conditions deleted –

Deletion of conditions G2, G3, G4 and G5
Deletion of condition M12

New Additional Conditions -

Stage 1: Lorna Street Site

I3 - Remediation works must be undertaken in accordance with the approved Remedial Action Plan.

Stage 2: Vale Street Site

J3 - If required, remediation works must be undertaken with the approved Remedial Action Plan.

Motion – unanimously carried

The meeting concluded at 11.40 am

Endorsed by:

A handwritten signature in black ink, appearing to be 'Kara Krason', with a stylized, flowing script.

Kara Krason
Acting Chair
Hunter & Central Coast Joint Regional Planning Panel
Date: 6 March 2014