

**MINUTES OF THE HUNTER & CENTRAL COAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT SMART GRID SMART CITY CENTRE,
19 HONEYSUCKLE DRIVE, LEE WHARF, NEWCASTLE
ON THURSDAY, 5 SEPTEMBER 2013 AT 3.00 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

Steven Masia	Newcastle City Council
Wesley Wilson	Newcastle City Council

- 1.** The meeting commenced at 3.00pm

Apologies – Lindsay Fletcher (replaced by Bruce Clarke)

- 2. Declarations of Interest – NIL**

NOTED: Bruce Clarke declared his son is employed by Newcastle Council in Environment & Climate Change Services and that his son has had no involvement with regard to this application. The Panel noted this declaration as non-significant.

- 3. Business Items**

Item 1 – 2012HCC019 – Newcastle, 2012/0549, Demolition of part multi level car park and erection of a 17 storey commercial/residential building including hotel & basement car park to be completed in two stages and stratum subdivision of car park, Lot 5 DP 1145847 & Lot 4 DP 1029006 - 1 King Street, Newcastle

- 4. Public Submissions – Registered speakers**

1. Trevor Prior – against
2. Joanne Thomas – against
3. Tony Sullivan – against
4. Ronald Brown – against (Consultant representing both the McCaffery and Nickson/Hannell Executive Committees of the existing Royal Development)
5. Bryan Royce – against
6. Donald Stokes – against
7. Michael Johns – against
8. Michele Stokes – against
9. David Jinks- against (on behalf of the Nickson-Hannell residents)
10. Adrian Duvernet – against
11. Carole Brown – against

5. Applicants Submissions – Registered Speakers

1. On behalf of the Applicant/Developer:
 - Stan Kafes – Traffic Consultant from Colston Budd Hunt & Kafes
 - Matt de Witt – Town Planner from de Witt Consulting

6. Panel Decision

The Chair adjourned the meeting at 4.50 pm to discuss the technical material and further issues presented by the registered speakers and resumed at 5.10pm

The following motions were moved:

Motion 1

Moved by John Colvin, Seconded by Bruce Clarke

- (1) The JRPP notes the differences between the Proposal and the Modified Concept Plan and is properly satisfied that the Proposal is generally consistent with that plan:
- (2) Consideration of the application be deferred subject to the submission of a traffic impact assessment to include a traffic parking and pedestrian management plan and further that a noise impact statement including hours of operation of the hotel and security arrangements in the area adjacent to the hotel entry and exit.

In favour – John Colvin, Bruce Clarke

Against – Brad Luke, Sharon Waterhouse, Kara Krason

Motion Defeated

Amended Motion 1

Moved by John Colvin, Seconded by Bruce Clarke

- (1) Consideration of the application be deferred subject to the submission of a traffic impact assessment to include a traffic parking and pedestrian management plan and further that a noise impact statement including hours of operation of the hotel and security arrangements in the area adjacent to the hotel entry and exit.

In favour – John Colvin, Bruce Clarke

Against – Brad Luke, Sharon Waterhouse, Kara Krason

Amended Motion Defeated

Motion 2

Moved by Brad Luke, Seconded by Sharon Waterhouse

- (1) The proposal be approved as recommended by the officers in the report with additional conditions as outlined in the supplementary report (i.e.: closing of external doors after hours) presented to this meeting of the Panel.

In favour – Brad Luke, Sharon Waterhouse

Against – John Colvin, Bruce Clarke, Kara Krason

Motion Defeated

Motion 3

Moved by Kara Krason

- (1) The proposal be refused on the basis the proposed development is considered to be inconsistent with the concept plan approval, noting particular concerns with the Site Design Principles, building envelopes and building separation distances.

The motion lapsed for want of a seconder.

The Acting Panel Chair adjourned the meeting at 5.15pm to enable the Panel to deliberate on the decision and formulate a resolution of the Panel. The meeting resumed at 5.30pm.

Motion 4

Moved by Kara Krason, Seconded by John Colvin

That consideration of the development application be deferred as the Panel is not satisfied that the issues raised in the previous decision of the Panel have been satisfactorily addressed. The Panel request that it be presented with a further supplementary report from Council addressing:

1. Confirmation that drawing DA007P Car Park Level complies with the Concept plan approval as modified, particularly in relation to whether the proposed hospitality and car parking areas identified on that plan are permitted within the approved Concept Plan building envelopes. Concern also raised in relation to whether the proposed development is consistent with the conditions of the Concept Plan approval. Advice sought to confirm if the proposed development could be approved as submitted or whether further modification of the Concept Plan approval is required.
2. Whether any intersection improvements are necessary at King and Watt Streets due to the absence of any vehicular access to the proposal from Watt Street.
3. The applicant is to provide a traffic and pedestrian management plan for the development and an updated traffic impact assessment report showing cumulative impacts of other developments in the area (e.g. David Madison Building) on the intersection of Watt and King Streets.
4. The applicant is to provide a detailed noise management plan for the proposed hotel use addressing the operational issues such as hours of operation, management of noise issues, and provision of security for the proposed hotel use.

In favour - Kara Krason, John Colvin, Bruce Clarke

Against - Brad Luke & Sharon Waterhouse

Motion Carried

7. The meeting concluded at 5.35pm

Endorsed by



Kara Krason

Acting Chair, Hunter & Central Coast Joint Regional Planning Panel

Date: 12 September 2013