

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Newcastle City Hall on Thursday 23 June 2016 at 1.00 pm

Panel Members: Garry Fielding (Chair), Kara Krason, Jason Perica, Sharon Waterhouse, Brad Luke

Apologies: **Nil** Declarations of Interest: **Nil**

Determination and Statement of Reasons

2015HCC021 – Newcastle City Council – DA 2015/0701 [Lot 40 DP 216171 and Lot 5 DP 259126, No. 83 University Drive, North Lambton] as described in Schedule 1.

Date of determination: 23 June 2016

Decision:

The panel determined to DEFER the development application pending the submission of further information. A supplementary report is to be presented to the next available HCC JRPP for consideration.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at the meeting and the matters observed at the site inspection listed at item 8 in Schedule 1.

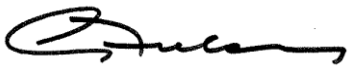
Reasons for the panel decision:

The principal reason for the panel decision was that additional information was required before an informed decision could be made. The additional information includes:

1. Preparation and submission of a revised clause 4.6 variation request;
2. Building A being set back a minimum of 4.6m from the edge of the road;
3. A detailed survey of the access road off Stannett Street being provided;
4. Liaison with the adjoining landholder/developer to ascertain conforming engineering requirements and cost sharing arrangements for the provision of engineering works; and
5. Advice regarding compliance with Australian Standards for the laneway upgrading and turning circle.

Conditions: Nil

Panel members:



Garry Fielding



Kara Krason



Jason Perica



Sharon Waterhouse



Brad Luke

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SCHEDULE 1

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| 1 | JRPP Reference – LGA – Council Reference: 2015HCC021 – Newcastle City Council – DA 2015/0701 |
| 2 | Proposed development: Staged Development Comprising Erection of 145 dwellings in the form of Residential Flat Buildings and Multi Dwelling Housing in Six (6) Stages and Consolidation of Two Lots. |
| 3 | Street address: Lot 40 DP 216171 and Lot 5 DP 259126, No. 83 University Drive, North Lambton |
| 4 | Applicant/Owner: |
| 5 | Type of Regional development: |
| 6 | Relevant mandatory considerations: <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy 55 – Remediation of Land State Environmental Planning Policy 65 – Design Quality of Residential Flat Development State Environmental Planning Policy 44 – Koala Habitat Protection State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (State and Regional Development) 2011 Newcastle Local Environmental Plan 2012 Draft environmental planning instruments: Development control plans: <ul style="list-style-type: none"> Newcastle Development Control Plan 2012 Planning agreements: None Regulations: None The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. The suitability of the site for the development. Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> and EPA Regulation. The public interest, including the principles of ecologically sustainable development. |
| 7 | Material considered by the panel: Council Assessment Report Dated 9 June 2016 Written submissions during public exhibition: 42 Verbal submissions at the panel meeting: Against - 2 |
| 8 | Meetings and site inspections by the panel: Site Inspection & Briefing Meeting: 23 June 2016 |
| 9 | Council recommendation: Approval |
| 10 | Draft conditions: As per Assessment Report |