

DATE OF DEFERRAL	Thursday 22 September 2016
PANEL MEMBERS	Jason Perica (Chair), Kara Krason, Michael Leavey
APOLOGIES	Sharon Waterhouse, Brad Luke, Allan Robinson
DECLARATIONS OF INTEREST	None

Public meeting held at Newcastle City Hall on Thursday 22 September 2016, opened at 4.25 pm and closed at 4.50 pm.

MATTER DEFERRED

2016HCC019 – Newcastle City Council 2016/00267

12 Stewart Avenue Newcastle

Demolition of building, erection of five storey commercial building, associated carparking and site works.

VERBAL SUBMISSIONS

- On behalf of the applicant – Chris Speck

REASONS FOR DEFERRAL

The Panel resolved to defer the determination of the development application as it was unclear if the matter was within the jurisdiction of the JRPP. Specifically, it was unclear if the Capital Investment Value included or excluded GST, and the cost had varied at and after lodgement/ registration.

The Panel requested this matter be subject to written advice from Council staff (and/or the Panel Secretariat) and when this information has been received, the Panel was minded to determine the application electronically, having considered the merits of the proposal at a public meeting and as the nature of additional information was technical in nature and not related to the merits of the proposal.

Without fettering its' discretion, the Panel was minded to support the development application for the following reasons:

1. The proposal complied with core planning controls and objectives within Newcastle LEP 2012.
2. While the proposal provided parking in excess of the parking control within Newcastle DCP 2012 and this was located above-ground, the parking was located to not cause adverse visual impacts on the public domain and adjoined a parking area on the adjoining site, while also providing some flexibility in terms of parking for the site and adjoining site into the future;
3. The proposal was satisfactory when considered against required considerations within applicable environmental planning instruments.
4. The proposal was considered to exhibit design excellence and was well conceived in relation to the site, with particular attention given to siting, building massing and modulation on a long and visually prominent site. The Panel also noted the support for the proposal by the Council's Urban Design Consultative Committee.
5. The proposal would appropriately activate the site and the area, and assist in achieving desirable redevelopment of the wider area.

6. The use and distribution of uses and buildings on the site was appropriate having regard to zone objectives and the relationship with the public domain and surrounding development, including a heritage item.
7. The environmental impacts of the proposal were able to be reasonably managed through conditions of consent.

Discussion occurred regarding recommended condition, including whether the word “minimum” should be “maximum” in Conditions 5 (related to parking) and the need for any approved plans to reflect the RMS requirements for the access driveway to Stewart Avenue to be in accordance Drawing No.NL 150030 dated 15/10/15.

The decision to defer the matter was unanimous.

PANEL MEMBERS		
		
Jason Perica (Chair)	Kara Krason	Michael Leavey