

DETERMINATION AND STATEMENT OF REASONS HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	8 March 2018
PANEL MEMBERS	Jason Perica (Chair), Michael Leavey, Cr. John McKenzie and Cr. Jason Dunn
APOLOGY	Kara Krason
DECLARATIONS OF INTEREST	Nil

Public meeting held at Travelodge Newcastle on 8 March 2018, opened at 4.00pm and closed at 4.35 pm.

MATTER DETERMINED

Panel Ref- 2017HCC046 - LGA: Newcastle, DA Number: 2017/01362, Address: No. 1/330 Turton Road, Broadmeadow (Lot 3235 DP 821124) (AS DESCRIBED IN SCHEDULE 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel generally agreed with the environmental assessment and balance of considerations within the Council staff assessment report. The site was suited to the proposed use, which expands upon and improves the existing use for hockey fields. The greater self-reliance for parking is rational and orderly and the proposal will facilitate ongoing provision of an important sporting and cultural use for users (including children and carers) and spectators, enhancing the social capital of the area. The design is of a high quality and the proposal is consistent with the zone objectives and various applicable planning controls.

The Panel was of the view an additional condition should be placed on the consent requiring a plan of management for parking and access during major events, and ensuring the area to the south of the boulevard does not revert to a parking area.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report, with the following additional condition:





44A Plan of Management – Parking and Access

A Plan of Management shall be prepared regarding parking, access and pedestrian management during major events. This shall be prepared prior to Occupation Certificate and be provided to Council for consultation purposes. The Plan shall also detail the use of the paved area south of the Boulevard and

adjoining Building B (restricting vehicular access by bollards), wherein the only parking provided shall be for emergency vehicles and short term set-up.

Reason: To ensure a plan for safe car and pedestrian access in major events is provided and the pedestrian boulevard is not compromised by parking.

The Panel notes that Mr Jason Harman, as the applicant for the DA has agreed to the addition of condition 44A.

PANEL MEMBERS	
	
Jason Perica (Chair)	Michael Leavey
	
Jason Dunn	John McKenzie

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017HCC046 - LGA: Newcastle, DA Number: 2017/01362
2	PROPOSED DEVELOPMENT	Demolition of clubhouse and associated structures, erection of club rooms, associated change facilities, viewing areas, car parking and landscaping.
3	STREET ADDRESS	No. 1/330 Turton Road, Broadmeadow (Lot 3235 DP 821124)
4	APPLICANT/OWNER	Applicant – Land Development Solutions Pty Ltd Owner – Newcastle International Sports Centre Trust – Venues NSW
5	TYPE OF REGIONAL DEVELOPMENT	Crown development - General development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • Newcastle Local Environmental Plan 2012 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • Draft environmental planning instruments: SEPP 55 • Newcastle Development Control Plan 2012 • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> • The likely impacts of the development, including environmental impacts on the natural and built environment and social and

		<p>economic impacts in the locality</p> <ul style="list-style-type: none"> • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report, recommended conditions of consent and documents submitted with the application. • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Jason Harman
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing Meeting – 30 November 2017 • Site inspection – 30 November 2017 • Final briefing meeting to discuss council’s recommendation, 8 March 2018 from 3.30 pm to 4.00 pm. • Attendees: <u>Panel members:</u> Jason Perica (Chair), Michael Leavey, , John McKenzie and Jason Dunn. <u>Council assessment staff:</u> Ian Clark
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report