

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Singleton Council on **Thursday 12 February 2015 at 12.00 pm**

Panel Members: Garry Fielding (Chair), Jason Perica, John Colvin, John Martin and Sue Moore

Apologies: None

Declarations of Interest: Nil

Determination and Statement of Reasons

2014HCC031 – Singleton Council, DA215/2014, Partial demolition of existing recreational facility and construction of a new gymnasium, hydrotherapy/program pool with ancillary plant and administration offices, 14-18 Civic Avenue, Singleton.

Date of determination: 12 February 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*, subject to some minor changes to the recommended conditions:

*Condition 1 – note to remove reference to the “Council” and insert reference to “the consent authority”

*Condition 2 – To allow for the proposed summer hours all year round (including 6am start)

*Condition 2,24-29 (and wherever else occurring) – delete final sentence relating to term of consent

*Condition 9(k) – delete wording “It is strongly recommended that”

Panel consideration:


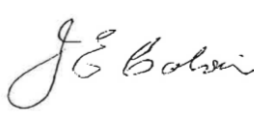
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings (including the applicant’s legal advice) and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed facility was considered acceptable against s79C of the *Environmental Planning and Assessment Act 1979* and will provide an important public benefit to the local and subregional community.

Conditions: As recommended subject to changes listed above.

Panel members:

		
Garry Fielding (Chair)	Jason Perica	John Colvin
Sue Moore	John Martin	

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SCHEDULE 1

1	JRPP Reference – 2014HCC031, LGA – Singleton Council, DA215/2014
2	Proposed development: Singleton Council, DA215/2014, Partial demolition of existing recreational facility and construction of a new gymnasium, hydrotherapy/program pool with ancillary plant and administration offices.
3	Street address: 14-18 Civic Avenue, Singleton
4	Applicant/Owner: Applicant – Singleton Council
5	Type of Regional development: Council related development over \$5m
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ Singleton Local Environmental Plan 2013 ◦ State Environmental Planning Policy No. 64 – Advertising and Signage • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Singleton Development Control Plan 2014 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Regulation 2000 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report with recommended conditions, Statement of environmental effects, Geotechnical report, Stormwater concept, Cover sheet, Existing floor plan, Demolition plan, Site analysis plan, Proposed ground floor and site plan, Proposed roof plan, Sections, Elevations, Stormwater drainage strategy, Landscaping plan, Materials board, Area plan and written submissions.
8	Meetings and site inspections by the panel: 12 February 2015 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report.