

NORTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at 10:30 am on Thursday 16 October 2014 at Tweed Civic Centre, Brett St, Tweed Heads

Panel Members: Garry West (Chair), Pamela Westing, John Griffin, Ned Wales and Stephen Phillips

Apologies: NIL Declarations of Interest: NIL

Determination and Statement of Reasons

2014NTH013 Tweed Shire Council DA 14/0475 [at 83 Wharf Street, Tweed Heads] as described in Schedule 1.

Date of determination: 16 October 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

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

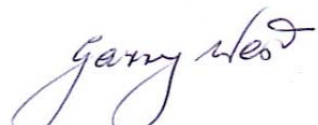




Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report.

The principal reason for the panel decision was that the building design meets the amenity of the streetscape and adds to the overall sense of security to the community. The facility is in the public interest meeting the needs of a local Police command centre.

Conditions: The development application was approved subject to the conditions in Appendix A as agreed with the Applicant.

Panel members:

 Garry West (Chair)	 Pamela Westing	 John Griffin
 Ned Wales	 Stephen Phillips	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014NTH013 Tweed Shire Council DA 14/0475
2	Proposed development: Demolition of existing commercial building and construction of police station (Tweed/Byron Local Area Command), incorporating car-parking, landscaping, signage, civil works, awning over public footpaths and consolidation of allotments
3	Street address: 83 Wharf Street, Tweed Heads
4	Applicant/Owner: Newton Denny Chapelle / Centa Tweed Pty Ltd
5	Type of Regional development: Crown development with a capital investment value of more than \$5 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (SEPP) No. 55 - Remediation of Land • State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage • State Environmental Planning Policy (SEPP) No 71 – Coastal Protection • State Environmental Planning Policy (SEPP) (Infrastructure) 2007 • Tweed City Centre Local Environmental Plan 2012 • Tweed Development Control Plan Section A2-Site Access and Parking Code • Tweed Development Control Plan Section A3-Development of Flood Liable Land • Tweed Development Control Plan Section A4-Advertising Signs Code • Tweed Development Control Plan Section A5-Subdivision Manual • Tweed Development Control Plan Section A11-Public Notification of Development Proposals • Tweed Development Control Plan Section A15 – Waste Minimisation and Management • Tweed Development Control Plan Section B2-Tweed Heads • Tweed Shire Coastline Management Plan 2005 • Coastal zone Management Plan for Cobaki and Terranora Broadwater • Clause 92(a) Government Coastal Policy • Clause 92(b) Applications for demolition • 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 Dated 30 September 2014 Written submissions during public exhibition: three (3) Verbal submissions at the panel meeting: Support- Nil; Against- One; On behalf of the applicant- Three
8	Meetings and site inspections by the panel: site visit and briefing meeting on 16 October 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to report