

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Tuesday 22 March 2016

Panel Members: Garry Fielding (Chair), Jason Perica, Kara Krason, Sandra Hutton and Barry Johnston.

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015HCC004 – Lake Macquarie City Council, DA/1/2015, Educational Facility – Master Plan, Charlton Christian College, 43 Fassifern Road, Fassifern (Lot 1 DP 877105).

Date of determination: 22 March 2016

Panel consideration:

The panel considered: the matters listed at item 6 and the material listed at item 7.

Reasons for Panel Decision:

1. The proposed development is permissible with consent under Lake Macquarie LEP 2014; meets the objectives of the R2 Low density Residential zone applying to the site; and is acceptable when assessed against the other relevant provisions of LEP 2014.
2. The proposed development is acceptable when assessed against the provisions of SEPP 71 and the NSW Coastal Policy.
3. The proposed development is acceptable when assessed against the relevant provisions of DCP 2014.
4. The likely impacts of the proposed development are acceptable and have been appropriately addressed in the assessment report.
5. The subject site is suitable for the proposed development, having attributes conducive to the proposal, while the proposal is compatible with surrounding activities.
6. The proposed development is in the public interest in meeting the objects of the EP&A Act 1979.

Conditions: The development application was approved subject to the revised conditions submitted with the Council Town Planning Report.

Panel members:

 Garry Fielding (Chair)	 Kara Krason	 Jason Perica
 Sandra Hutton	 Barry Johnston	

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SCHEDULE 1

1	JRPP Reference – 2015HCC004, LGA – Lake Macquarie City Council, DA/1/2015.
2	Proposed development: Educational Facility – Master Plan, Charlton Christian College.
3	Street address: 43 Fassifern Road, Fassifern (Lot 1 DP 877105).
4	Applicant/Owner: Charlton Christian Education Foundation Ltd, C/ - DFP Planning.
5	Type of Regional development: General development that has a capital investment value of more than \$5 million.
6	Relevant mandatory considerations: • SEPP 44 – Koala Habitat • SEPP 71 – Coastal Protection • State Environmental Planning Policy (Infrastructure) 2007 • Lake Macquarie Local Environmental Plan 2014 Draft environmental planning instruments: Nil Development control plans: ○ Development Control Plan 2014 Planning agreements: Nil Regulations: ○ 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, Draft conditions of consent, Plans of development (Masterplan) and Agency Submissions.
8	Meetings and site inspections by the panel: 15 February 2016 – 22 March 2016 Electronic Determination
9	Council recommendation: Approval
10	Conditions: Conditions attached to council assessment report