

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Gosford City Council on Thursday 17 September 2015 at 1.30 pm

Panel Members: Garry Fielding (Chair), Kara Krason, Jason Perica, Lawrie McKinna and Wayne Herd

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2015HCC012 – DA47520 - Gosford City Council, Demolition & Alterations & Additions to Point Clare Public School, 1, 19 & 21 Takari Avenue, Point Clare.

Date of determination: 17 September 2015

Decision:

The panel unanimously determined to approve the development application as described in Schedule 1 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:

1. The proposed facility will provide a special purpose educational establishment servicing the needs of the established and developing area of Point Clare and the wider community in which the site is located.
2. The proposed development adequately satisfies the relevant State legislation and State Environmental Policies including the Rural Fires act 1997, SEPP 71, SEPP (Infrastructure) 2007 including School Facilities Standards and SEPP 55 Remediation of Land.
3. The proposal adequately satisfies the provisions and objectives of Gosford LEP 2014 and Gosford DCP 2013.
4. The scale, architectural treatment and landscape treatment adopted for the proposal effectively integrate the facility with urban form and context in which the site is located.
5. The proposed development will have no unacceptable impacts on the natural or built environments including the amenity of adjoining and nearby residential premises or the performance of the local road network.
6. The parking provision on site is considered satisfactory as the proposal does not involve any increase in staff numbers, student numbers or class rooms and therefore would not generate any additional parking demands.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions/Reasons: The development application was approved subject to the conditions attached to the Council Report and amendments made at the meeting as listed within the Conditions below:




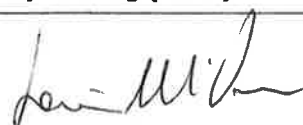
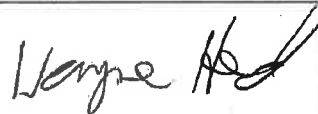
- The deletion of Condition 4.9 and replacement with a condition to ensure the existing onsite disability car parking space be made to comply with the appropriate Australian Standards.
- The amendment of Condition 4.7 as follows:
 - 4.7. a) To provide an on-site stormwater detention system and/or a nutrient/pollution facility. Any alteration to such facility or the erection of any structure over the facility or the placement of any obstruction over the facility, is not permitted, unless agreed in writing by the Council.And
 - b) To ensure on any lot containing on-site stormwater detention system and/or a nutrient/pollution facility that:
 - (i) The facility will remain in place and fully operational.
 - (ii) The facility is maintained in accordance with the operational and maintenance plan so that it operates in a safe and efficient manner.

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(iii) Council's officers with the consent of the school principal are permitted to enter the land to inspect and repair the facility at the owners cost.

(iv) Council is indemnified against all claims of compensation caused by the facility.

Panel members:

 Garry Fielding (Chair)	 Jason Perica	 Kara Krason
 Lawrie McKinna	 Wayne Herd	

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SCHEDULE 1	
1	JRPP Reference – 2015HCC012, LGA – Gosford City Council, DA47520
2	Proposed development: Demolition & Alterations & Additions to Point Clare Public School.
3	Street address: 1, 19 & 21 Takari Avenue, Point Clare.
4	Applicant/Owner: (Applicant) NSW Government – Public Works – Hunter/New England (Owner) Point Clare Public School.
5	Type of Regional development: Public Infrastructure – Greater than \$5 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ Environmental Planning & Assessment Act, 1979 – Section 79C ◦ Local Government Act 1993 – Section 89 ◦ Gosford Local Environmental Plan 2014 ◦ State Environmental Planning Policy No. 71 – Coastal Protection ◦ State Environmental Planning Policy – (Infrastructure) 2007 ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ Rural Fires Act 1997 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Gosford Development Control Plan 2013 • 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, Architectural Plans by NSW Public Works – Government Architect's Office and Supporting Documentations. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • David Edwards, Project Manager, NSW Public Works, Department of Finance, Services and Innovation
8	Meetings and site inspections by the panel: 17 September 2015 – Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report