

HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Electronic Meeting held between 30 March and 11 April 2016

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

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015SHCC028 – Lake Macquarie– DA/1657/2015 [1A Dudley Road, Charlestown] as described in Schedule 1.

Date of determination: 11 April 2016

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*.

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 unanimously approved the application, subject to the conditions in the Assessment Report, for the following reasons:

1. The Panel agrees with the Assessment Report relating to building height and agrees that the grounds for a Clause 4.6 variation in the context, and supports the establishment of the facility within Charlestown locality and on the site as zoned.
2. The Panel agrees with the reference to specialist prepared landscape plans and acoustic reports.
3. The Panel supports the recommendation within the report for ongoing liaison on infrastructure and related locality for future development of the site.

Conditions: The application is approved subject to the conditions in the Assessment Report.

Panel members:

 Garry Fielding	 Jason Perica	 Kara Krason
 Barry Johnston	 Sandra Hutton	

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SHCC028 – Lake Macquarie– DA/1657/2015
2	Proposed development: Health Services Facility (Mental Health Facility)
3	Street address: 1A Dudley Road, Charlestown
4	Applicant/Owner: Rodd Hay and Associates
5	Type of Regional development: Crown Development >\$5 million
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy 19 – Bushland in Urban Areas • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No.44 – Koala Habitat Protection • Lake Macquarie Local Environment Plan 2014 • Lake Macquarie Development Control Plan 2014 • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 30 March 2016 Written submissions during public exhibition: Nil
8	Meetings and site inspections by the panel: Electronic Meeting 30 March – 11 April 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report