

WESTERN JOINT REGIONAL PLANNING PANEL

Determination by Electronic Meeting June 21 2015

Panel Members: Ruth Fagan, (Chair) Mark Grayson, Clr Gary Rush, David Sherley

Apologies: -Gordon Kirkby

In regards to the DA for assessment

Declarations of Interest Cr Gary Rush and David Sherley declared a non pecuniary interest because:

1. The DA is for facilities which will be utilised in the conduct of a newly proposed Engineering degree offering by Charles Sturt University. Bathurst Regional Council has agreed to take on engineering cadets from the Engineering course when it is up and running.
2. Bathurst Regional Council has held negotiations with Charles Sturt University (CSU) to purchase land(s) under the University's control. It is understood when the Council pays the funds in exchange for the land to the University, that these monies will be used by CSU as part of the Engineering course proposal.
3. A review of the Assessment Report for DA 2015/0085 and recommended conditions of development consent has been undertaken together with a review of the supporting material accompanying the Development Application and plans

Determination and Statement of Reasons

WES005 – DA 2015/0085 – Bathurst – Alterations and additions to Existing building for use as Educational Establishment – Charles Sturt University – 353 Panorama Avenue Mitchell

Date of determination 21 June 2015

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to Section 79C of the Environmental Planning and Assessment Act 1979.

Panel consideration:

The panel consider the Assessment Report, development plans, locality map, supporting documentation and Conditions of Consent.

Reasons for the panel decision:

In making the decision the panel considered the following EPI's:

- State Environmental Planning Policy (Infrastructure) 2007
- Bathurst Regional Local Environmental Plan 2014
- The Panel did not find that the development was inconsistent with any of these EPI's.

Conditions: The development application is approved subject to the conditions in Attachment 4 of the Council Assessment Report.

Panel members:



Ruth Fagan (Chair)



Mark Grayson



Gary Rush



David Sherley

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015WES05 – Bathurst City Council – D2014-382
2	Proposed development: Additions and Alterations to Existing Buildings and Use as an Education Facility (Engineering School)
3	Street address: 353 Panorama Avenue Mitchell
4	Applicant/Owner: Charles Sturt University Reserve Trust
5	Type of Regional development: >\$5m Capital Investment Value
6	<p>Relevant mandatory considerations</p> <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP Infrastructure 2007 ○ Clause 104 (traffic generating) ○ Clause 27 (educational establishment) ○ Bathurst Regional Local Environmental Plan 2014 ○ Special LEP provisions contained in Clause 7.6 Mount Panorama environs ○ Clause 5.10 Heritage Conservation • Draft environmental planning instruments: Nil • Development control plans: Bathurst Regional DCP 2014 • Planning agreements: Nil • Regulations: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • Positive social and economic impact for the University and the wider Bathurst community. Largely adaptive reuse with some modifications and upgrading to existing buildings including farmhouse. Accordingly minimal impacts on the natural and built form environment. • The suitability of the site for the development. • Site considered suitable for the proposed development in terms of its location in the wider University campus and the actual location of the existing building • Any submissions made in accordance with the EPA Act or EPA Regulation. • Submission received from the RMS with no objection • The proposed development is considered to be in the public interest as an important contributor to the local economy
7	<p>Material considered by the panel: Council Assessment Report Dated (not dated – reference however to DA Number 2015/0085) Written submissions during public exhibition: 0 Verbal submissions at the panel meeting: 0</p>
8	Meetings and site inspections by the panel : None
9	Council recommendation: Approval
10	Draft conditions: Attachment 4 to council assessment report