

DETERMINATION AND STATEMENT OF REASONS
HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING
PANEL

DATE OF DETERMINATION	16 March 2017
PANEL MEMBERS	Mr Jason Perica (Chair), Ms Kara Krason, Mr Michael Leavey
APOLOGIES	Brad Luke and Sharon Waterhouse are apologies
DECLARATIONS OF INTEREST	None

Public meeting held at Travelodge Newcastle, 12 Steel Street, Newcastle West on Thursday, 16 March 2017, opened at 4pm and closed at 7pm.

MATTER DETERMINED

2016HCC058 - Newcastle - DA2016/01131 - 78 Havelock Street Mayfield - Alterations and additions to school including new access lift, walkway, classrooms, assembly hall/ gymnasium, associated storeroom change room, holding kitchen and associated site works (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

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*. The decision was unanimous.

REASONS FOR THE DECISION

In terms of wider considerations, the Panel generally agreed with the environmental assessment and balance of considerations within the Council staff assessment report. The proposal was considered to have a number of positive social and economic benefits, with limited and acceptable natural and built form impacts.

The Panel discussed draft amendments to SEPP (Infrastructure) 2007 and draft Education and Child Care SEPP and had regard to late written advice from the Council staff, including the impact of new works on existing classrooms, and was satisfied this could be addressed by a condition of consent.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report, with the following additional condition to be imposed at an appropriate location in the Notice of Determination (prior to Construction Certificate):

The proposal shall comply with the applicable School Facilities Standard, including, but not limited to, compliance with light and ventilation requirements for proposed and existing classrooms/works (with the compliance regarding existing classrooms being limited to those which immediately adjoin the proposed new works), with appropriate details being included in the application for a Construction Certificate.

PANEL MEMBERS

A handwritten signature in blue ink, appearing to be 'J. Perica', with a stylized flourish at the end.

Mr Jason Perica (Chair)

A handwritten signature in dark ink, appearing to be 'K. Krason', with a long, horizontal flourish.

Ms Kara Krason

A handwritten signature in blue ink, appearing to be 'M. Leavey', with a stylized flourish.

Mr Michael Leavey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016HCC058 - Newcastle - DA2016/01131
2	PROPOSED DEVELOPMENT	Alterations and additions to school including a new assembly hall / gymnasium, class rooms, storeroom, change room, kitchen, access lift, walkway and associated site works
3	STREET ADDRESS	78 Havelock Street, Mayfield (San Clemente High School)
4	APPLICANT/OWNER	Applicant - The Trustees of the Roman Catholic Church, Diocese of Maitland Newcastle
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 - Remediation of Land Newcastle Local Environmental Plan 2012 Draft environmental planning instruments: <ul style="list-style-type: none"> Draft Education SEPP Development control plans: <ul style="list-style-type: none"> Newcastle Development Control Plan 2012 Section 94A Development Contributions Plan 2009 Planning agreements: Nil <i>Environmental Planning and Assessment Act 1979</i> and associated <i>Regulation 2000</i> 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 2 March 2017 Memo dated 16 March 2017 (Draft EPI) Written submissions during public exhibition: nil <ul style="list-style-type: none"> Verbal submissions at the public meeting: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<p>Site visit on 16 March 2017.</p> <p>Briefing meeting on 13 December 2016 and 16 March 2017.</p>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council assessment report