

RECORD OF DEFERRAL

NORTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DEFERRAL	Wednesday 11 April 2018
PANEL MEMBERS	Garry West (Chair), Pamela Westing, Stephen Gow, David Wright, Keith Williams
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Lennox Head Community Centre, 1 Mackney Lane Lennox Head on 11 April 2018, opened at 1.50pm and closed at 3.05pm.

MATTER DEFERRED





2017NTH018 – Ballina – DA2017/447 at Hutley Drive Lennox Head (AS DESCRIBED IN SCHEDULE 1)

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until satisfactory provisions have been made, including financial arrangements and all necessary third party concurrences, to ensure that safe and effective traffic capacity and connectivity will exist on the road network in the locality, prior to the proposed use of the site commencing.

When this information has been received, the panel will hold another public determination meeting.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Garry West (Chair)	 Pamela Westing
 Stephen Gow	 David Wright
<i>Endorsed by email 17 April 2018</i> Keith Williams	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017NTH018 – Ballina – DA2017/447
2	PROPOSED DEVELOPMENT	Construction of EPIQ Lennox Neighbourhood Centre incorporating a supermarket, specialty shops and associated car parking, landscaping, services and earthworks.
3	STREET ADDRESS	Lot 1 DP 1239938 (previously Lot 54 DP 1222919) Hutley Drive, Lennox Head
4	APPLICANT/OWNER	Damian Chapelle (Newton Denny Chapelle) on behalf of Clarence Property Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	General development capital investment >\$20million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.55 - Remediation of Land State Environmental Planning Policy No.71 – Coastal Protection State Environmental Planning Policy Draft Coast Management Ballina Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Ballina Development Control Plan 2012 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: clauses 92 and 94 Coastal zone management plan: Nil 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 received 28 March 2018 Written submissions during public exhibition: 8 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Support – NIL Object – Paul De Fina, Leo Prendergast, Monica Wilcox and Steve Condon On behalf of the applicant – Damian Chapelle
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 11 April 2018 Final briefing meeting to discuss council's recommendation, 11 April 2018. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Garry West (Chair), Pamela Westing, Stephen Gow, David Wright, Keith Williams <u>Council assessment staff</u>: Peter Drew, Senior Assessment Planner; Patrick Knight, Development Engineer; Dave Kelly, Manager Infrastructure Planning; and Andrew Smith, Manager Development Services
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report