

DETERMINATION AND STATEMENT OF REASONS
NORTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 6 December 2017
PANEL MEMBERS	Garry West (Chair), Pamela Westing, Stephen Gow, Denise Knight and George Cecato
APOLOGIES	None
DECLARATIONS OF INTEREST	George Cecato declared a non-significant interest as he operates a Thrifty Car Hire franchise which rents cars on contract to some of the teams that use the stadium. The contracts are negotiated by Thrifty Head Office and the upgrade on the facilities will not have an impact on those contracts.

Electronic meeting held between Thursday, 29 November 2017 and Wednesday, 6 December 2017.

MATTER DETERMINED

2017NTH022 – Coffs Harbour – 0230/18 at Lot 102 DP 1077682, Stadium Drive, Coffs Harbour (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 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.



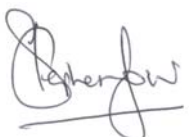


REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposed development is permissible under the Coffs Harbour LEP 2013;
- The proposal does not involve a change of use of the land nor does it increase the level of patron capacity;
- The proposed development is not expected to result in any flooding impacts;
- The site is located within the 48.06 contour on the Obstacle Limitations Map, however as the proposed development is less than 7 metres in height it does not penetrate the Obstacle Limitations Surface;
- The construction phase of the proposed development is expected to result in some disturbance in the locality, however appropriate conditions are proposed to limit hours of construction, management of dust impacts and installation of erosion and sediment control measures.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the change in condition 5 to refer to the "Northern Annex" rather than the "Northern Annexure".

PANEL MEMBERS	
 Garry West (Chair)	 Pamela Westing
 Stephen Gow	 Denise Knight
 George Cecato	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017NTH022 – Coffs Harbour – 0230/18
2	PROPOSED DEVELOPMENT	Alterations and additions to existing sports stadium recreation facility - major
3	STREET ADDRESS	Lot 102 DP 1077682, International Stadium, Stadium Drive Coffs Harbour
4	APPLICANT/OWNER	Coffs Harbour City Council
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy No 71 – Coastal Development • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy No 55 – Remediation of Land • Coffs Harbour Local Environmental Plan 2013 • Draft State Environmental Planning Policy – Coastal Management • Coffs Harbour Local Environmental Plan (LEP) 2013 • Draft State Environmental Planning Policy (Coastal Management) 2016 • Coffs Harbour Development Control Plan 2015 • 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: 28 November 2017 • Addendum assessment memorandum received from Council on 4 December 2017
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Electronic meeting between 29 November 2017 and 6 December 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report and with a minor change in condition 5 as referred to in the Determination.