

**DETERMINATION AND STATEMENT OF REASONS**  
NORTHERN REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Wednesday, 19 September 2018
<b>PANEL MEMBERS</b>	Garry West (Chair), Pamela Westing, John Griffin, Denise Knight and George Cecato
<b>APOLOGIES</b>	Stephen Gow
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Coffs Harbour City Council Administration Building on 19 September 2018, opened at 10.05am and closed at 10.22am.

**MATTER DETERMINED**

2018NTH016 – Coffs Harbour City Council – DA/0857/18 at 353 Hogbin 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 and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

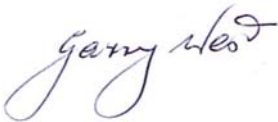




The decision was unanimous.

**REASONS FOR THE DECISION**

- SEPP 55 – Remediation of Land: the site is not mapped as being subject to potential contamination;
- SEPP (Coastal Management) 2018: An ecological assessment found that the development would not significantly impact on, the biophysical, hydrological or ecological integrity of the adjacent wetland or littoral rainforest;
- The development has been appropriately conditioned to increase pedestrian and bicycle access to the site;
- The new building and associated infrastructure is located within the established education campus avoiding the need to remove any vegetation;
- Whilst the site is mapped as flood prone, minimum flood free finished floor levels have been conditioned;
- The proposal is expected to have a positive economic impact to Coffs Harbour; and
- The Applicant agreed with the draft conditions as submitted to the Panel.

**CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
Garry West (Chair) 	Pamela Westing 
John Griffin 	Denise Knight 
George Cecato 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018NTH016 – Coffs Harbour City Council – DA/0857/18
2	PROPOSED DEVELOPMENT	Educational establishment (addition – new two storey learning facility, twenty six space car park and landscaping)
3	STREET ADDRESS	353 Hogbin Drive Coffs Harbour
4	APPLICANT/OWNER	Damien Chapelle – Newton Denny Chapelle
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Coastal Management) 2018</li> <li>State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>Coffs Harbour Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Coffs Harbour Development Control Plan 2015</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil [or enter the clauses if relevant]</li> <li>Coastal zone management plan: Boambee Newports Coastal Zone Management Plan</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 19 September 2018</li> <li>Written submissions during public exhibition: one (1)</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Support – NIL</li> <li>Object – NIL</li> <li>On behalf of the applicant – Alan Morris, Vice President, Operations, CSU</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection on 19 September 2018 and final briefing to discuss council's recommendation, 19 September 2018, at 9am. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Garry West (Chair), Pamela Westing, John Griffin, Denise Knight and George Cecato</li> <li><u>Council assessment staff</u>: Michael McGowan, Development Assessment Officer; Ian Fitzgibbon, Group Leader Sustainable Places; Gilbert Blackburn, Coordinator Development Assessment and Josh Roberts, Development Engineer.</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report