

DETERMINATION AND STATEMENT OF REASONS

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DETERMINATION	5 August 2024
DATE OF PANEL DECISION	4 August 2024
DATE OF PANEL BRIEFING	31 July 2024
PANEL MEMBERS	Alison McCabe (Chair), Tony McNamara, Peta Winney-Baartz
APOLOGIES	None
DECLARATIONS OF INTEREST	Roberta Ryan and John Mackenzie – Employees of University of Newcastle

Papers circulated electronically on 24 July 2024.

MATTER DETERMINED

PPSHCC-262 – Newcastle – DA2023/01044 – 1/DP1188100 – Educational Establishment – University of Newcastle (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel has had the benefit of a briefing from both the Council and the applicant. The application involves the infill and repurposing of the second level of an existing car park building for additional classrooms for the School of Health Services. The proposal will involve the loss of 141 car parking spaces on the site.

The Panel in their initial briefing required additional information regarding traffic and car parking. An expanded Traffic Impact Assessment was provided and considered by the Panel. The Panel is satisfied that there is sufficient car parking for this proposal and notes the University's ongoing commitment to promote alternate transport options.

The application is a Crown application, and the Panel notes that the applicant has agreed to the imposition of the recommended conditions.

The Panel is satisfied of the merits of the application.

Development application

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




The Panel determined to approve the application for the reasons outlined in Attachment A to the Council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the Council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Tony McNamara
 Peta Winney-Baartz	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-262 – Newcastle – DA2023/01044 1/DP1188100
2	PROPOSED DEVELOPMENT	Educational Establishment – alterations, additions (part change of use from Car Park)
3	STREET ADDRESS	130 University Drive Callaghan, 1/DP1188100
4	APPLICANT/OWNER	The University of Newcastle The University of Newcastle
5	TYPE OF REGIONAL DEVELOPMENT	Crown development 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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 – Chapter 3 Newcastle Local Environmental Plan 2012 Draft environmental planning instruments Development control plans: <ul style="list-style-type: none"> Newcastle Development Control Plan 2012 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Section 61, Section 62 and Section 64. Coastal zone management plan 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: 24 July 2024 Written submissions during public exhibition: Nil Total number of unique submissions received by way of objection: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 30 January 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Tony McNamara, Peta Winney-Baartz <u>Applicant Representatives</u>: Anthony Furniss, Peter Troke, Johannes Johns, Marcel Eggers de mink, Lachlan Sims, Meeka Prince <u>Council assessment staff</u>: Iain Watt, Damian Jaeger <u>Department</u>: Leanne Harris, Holly McCann Site inspection: <ul style="list-style-type: none"> <u>Panel members</u>: <ul style="list-style-type: none"> Alison McCabe: 5 July 2024 Tony McNamara: 4 June 2024 Briefing: 18 June 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Peta Winney-Baartz <u>Council assessment staff</u>: Iain Watt, Geof Mansfield <u>Department</u>: Leanne Harris, Holly McCann Final briefing to discuss Council's recommendation: 31 July 2024

		<ul style="list-style-type: none">○ <u>Panel members</u>: Alison McCabe (Chair), Tony McNamara, Peta Winney-Baartz○ <u>Applicant Representatives</u>: Peter Troke, Johannes Johns, Marcel Eggers de Mink, Meeka Prince, Holly Nyquist, Chris Coath○ <u>Council assessment staff</u>: Iain Watt, Mathew Swan, Geof Mansfield○ <u>Department</u>: Leanne Harris
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council assessment report