

DETERMINATION AND STATEMENT OF REASONS

NORTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	9 December 2020
PANEL MEMBERS	Paul Mitchell (Chair), Penny Holloway, Stephen Gow and George Cecato
APOLOGIES	None
DECLARATIONS OF INTEREST	Mayor Denise Knight declared a conflict of interest, as some of the people involved with the development application are known to her.

Papers circulated electronically on 3 December 2020.

MATTER DETERMINED

PPSNTH-49 – Coffs Harbour City Council - 0901/20DA at 735 Solitary Islands Way, Moonee Beach – transitional home (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

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 the council assessment report and addendum council assessment report.

CONDITIONS



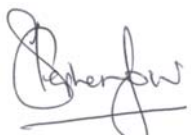

The development application was approved subject to the conditions attached to the addendum council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Aboriginal Heritage
- Privacy, noise and concerns of runoff from wastewater treatment

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Penny Holloway
 Stephen Gow	 George Cecato

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-49 – Coffs Harbour City Council - 0901/20DA
2	PROPOSED DEVELOPMENT	Demolition Of Existing Structures And Construction Of New Structures For A Transitional Home
3	STREET ADDRESS	735 Solitary Islands Way, Moonee Beach (Lots 11 and 25 DP 1140702).
4	APPLICANT/OWNER	Bennell and Associates / Adele Training Farm Ltd
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 (Affordable Rental Housing) 2009 State Environmental Planning Policy (State & Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2018 State Environmental Planning Policy No 55 - Remediation of Land State Environmental Planning Policy - Coastal Management) 2018 State Environmental Planning Policy (SEPP) Building Sustainability Index: BASIX 2004. Coffs Harbour Local Environmental Plan 2013. Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Coffs Harbour Development Control Plan 2015 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: <ul style="list-style-type: none"> Regulation 92 (b) – demolition has been conditioned to comply with AS2601 Regulation 97A – development has been conditioned to comply with Basix Certificate 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: 3 December 2020 Addendum Council assessment report: 9 December 2020 Written submissions during public exhibition: four (4)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Circulation of papers: 3 December 2020
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the addendum council assessment report