

DATE OF DETERMINATION	16 October 2019
PANEL MEMBERS	Garry West (Chair), Stephen Gow, John Griffin, Simon Murray and Diane Gray
APOLOGIES	Pam Westing
DECLARATIONS OF INTEREST	Simon Murray declared he is a volunteer member of an RFS unit in the Armidale Local Government Area but has had no involvement in the project

Public meeting held at Armidale Airport on 16 October 2019, opened 3pm and closed at 3.08pm.

MATTER DETERMINED

PPSNTH-7 – Armidale Regional Council – DA 82-2019 at 41 Shand Drive, Armidale – RFS control centre and double training facility (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 proposal is considered to be compatible with the adjoining airport operations and there is no land use conflict.
- Utility services are either readily available or capable of being extended to service both the Fire Control Centre and the Training Facility.






CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendment.

- Condition 1 was amended to reference Council's Layout Plan identifying potential compliant locations for the communication towers in relation to the Obstacle Limitation Surface parameters for the Airport operations.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Garry West (Chair)	 Stephen Gow
 John Griffin	 Simon Murray
 Diane Gray	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-7 – Armidale Regional Council – DA 82-2019
2	PROPOSED DEVELOPMENT	Emergency Services Facility – Construction of a NSW Rural Fire Service Control Centre and Double Training Facility
3	STREET ADDRESS	41 Shand Drive, Armidale
4	APPLICANT/OWNER	Armidale Regional Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related 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 No. 55 – Remediation of Land○ State Environmental Planning Policy (State and Regional Development) 2011○ State Environmental Planning Policy (Infrastructure) 2007○ State Environmental Planning Policy No. 44 – Koala Habitat Protection○ Armidale Dumaresq Local Environmental Plan 2012 (LEP)• Draft environmental planning instruments: Nil• Development control plans:

		<ul style="list-style-type: none"> ○ The Armidale Dumaresq Development Control Plan 2012 (DCP) as well as the Armidale Regional Airport Master Plan dated December 2016 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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: 4 September 2019 • Written submissions during public exhibition: nil • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – NIL ○ Council assessment officer – Sonia Broun ○ On behalf of the applicant – Mark Wilson, Co-ordinator, Design & Resourcing • Armidale Regional Airport Rural Fire Service FCC Layout Plan tabled at the meeting providing advice as to the potential location of the communication towers in relation to Obstacle Limitation Surface constraints.
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 16 October 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry West (Chair), Stephen Gow, John Griffin, Simon Murray and Diane Gray ○ <u>Council assessment staff</u>: Sonia Broun; Andrew Strudwick (Team Leader, Property & Facilities); Mark Wilson (Co-ordinator, Design & Resourcing); Ambrose Hallman (Manager, Development & Regulatory Services and Steve Mepham (Zone Manager, New England Region, RFS).
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to Council Assessment Report