

## SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Wingecarribee Shire Council on Tuesday 12 April 2016 at 11:30 am

Panel Members: Pam Allan (chair), Allen Grimwood, Alison McCabe, Ian Scandrett and Jim Allman

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2015STH008 Wingecarribee DA 15/0146 [at 67 Elizabeth St, Moss Vale] as described in Schedule 1.**

**Date of determination:** 12 April 2016

**Decision:**

The panel resolved to approve the development application as described in Schedule 1 pursuant to section 80(1) of the *Environmental Planning and Assessment Act 1979* subject to conditions.

**Panel consideration:**

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meeting and the matters observed at site inspections listed at item 8 in Schedule 1. The meeting was adjourned to allow the applicant to discuss changes to the conditions of consent.

**Reasons for the panel decision:**




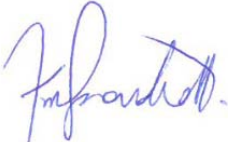

1. The proposed development is in accordance with the objectives of the B2 Local Centre zone.
2. The panel is satisfied that the proposed development, with the agreed conditions of consent, will not impact unreasonably on the natural or built environment.
3. The proposed development will assist in the provision of a necessary service to the public.

**Conditions:**

The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.

The panel notes that determining authorities cannot impose conditions of consent where the Crown has not agreed to those conditions, but also that a Joint Regional Planning Panel is not able to place a financial impost on the Council (as part of their charter). The panel therefore requested the applicant to reconsider their objection to the s94A contributions. The applicant agreed to accept the condition of consent, with the understanding that they may apply to modify the consent at a later date.

**Panel members:**

 <b>Pam Allan (chair)</b>	 <b>Allen Grimwood</b>	 <b>Alison McCabe</b>
 <b>Ian Scandrett</b>	 <b>Jim Allman</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015STH008 Wingecarribee DA 15/0146
2	<b>Proposed development:</b> demolition of existing police station, residence and associated outbuildings, removal of 10 trees and construction of a new 2 storey police station, with 24 on site parking spaces
3	<b>Street address:</b> 67 Elizabeth St, Moss Vale
4	<b>Applicant:</b> Brookfield Johnson Controls – Mr Chris Egan <b>Owner:</b> NSW Police Department
5	<b>Type of Regional development:</b> Crown development with a capital investment value of more than \$5 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• Wingecarribee Local Environment Plan 2010</li> <li>• Moss Vale Development Control Plan</li> <li>• Environmental Planning and Assessment Regulations 2000, Clause 92(1)(b) applications for demolition</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 EPA Act or EPA Regulation.</li> <li>• The public interest, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report dated 22 March 2016 Written submissions during public exhibition: two (2) Verbal submissions at the panel meeting: Support- 0; Against- 1; On behalf of the applicant- 1
8	<b>Meetings and site inspections by the panel:</b> Site Visits on 9 February 2016 and on 12 April 2016
9	<b>Council recommendation:</b> Approval, subject to conditions
10	<b>Recommended conditions:</b> Attached to Council Assessment Report