

WESTERN JOINT REGIONAL PLANNING PANEL

Meeting held Electronically between 23 and 30 June 2015

Panel Members: Gordon Kirby (Chair), Ruth Fagan, Mark Grayson, David Christie, Michael Keys

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015WES002 – DENILIQUN – DA 06/15 [Lot 13 Section 1 DP758913, 405 Charlotte Street and Lot 2 DP556329, 402 Riverside Drive Deniliquin] as described in Schedule 1.

Date of determination: 30 June 2015

Decision:

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

Panel consideration:

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.

Reasons for the panel decision:

The Panel unanimously agreed to approve the application subject to the conditions in the Council Report, and the minor amendments to the conditions outlined below, for the following reasons:

1. The proposed development adequately satisfies the relevant State Environmental Planning Policies including Deniliquin Local Environmental Plan 2013, SEPP Murray Regional Environmental Plan No 2, SEPP 55 Remediation of Land, SEPP 64 Advertising and Signage, Deniliquin Development Control Plan No 1
2. The scale, architectural treatment and landscape treatment, adopted for the proposed development are consistent with the character and scale of existing institutional style buildings in the precinct in which it is located.
3. The proposed development will have no significant adverse impacts on the natural or built environments.
4. In consideration of the conclusions 1-4 above, the Panel considers the proposed development is a suitable use of the site and approval of the proposed development is in the public interest.

Amended Conditions:

2.8 Erosion and Sediment Control

An erosion and sediment control plan is to be submitted to Council for approval prior to the commencement of the use. Measures detailed in the approved erosion and sediment control plan are to be installed prior to the works commencing on site.

3.15 Demolition

All demolition work is required to be in accordance with AS 2601-2001: The Demolition of Structures.

4.13 On Site Carparking

A minimum of 25 carparking spaces are required on the subject land within a constructed carpark prior to the commencement of the use.

4.17 On Street Carparking

Provide on street carparking as detailed in the approved plans prior to the occupation of the building. Carparking is to be linemarked and sign posted and redundant signs and linemarking are to be removed.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report and with minor amendments listed above.

Panel members:

 Gordon Kirby (Chair)	 Ruth Fagan	 Mark Grayson
Endorsed by email David Christie	Endorsed by email Michael Keys	

WESTERN JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	2015WES002 – DENILIQUN – DA 06/15
2	Proposed development: Deniliquin Police Station
3	Street address: Lot 13 Section 1 DP758913, 405 Charlotte Street and Lot 2 DP556329, 402 Riverside Drive Deniliquin
4	Applicant/Owner: NSW Police
5	Type of Regional development: Crown Development, CIV >\$5million
6	Relevant mandatory considerations: • Deniliquin Local Environmental Plan 2013 • SEPP Murray Regional Environmental Plan No 2 1. SEPP 55 Remediation of Land 2. SEPP 64 Advertising and Signage 3. Deniliquin Development Control Plan No 1 4. The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. 5. The suitability of the site for the development. 6. Any submissions made in accordance with the EPA Act or EPA Regulation. 7. The public interest.
7	Material considered by the panel: Council Assessment Report Dated 23 June 2015 Written submissions during public exhibition: Nil Amended site plan: 25 June 2015
8	Meetings and site inspections by the panel: Electronic meeting 23 – 30 June 2015
9	Council recommendation: Approve
10	Draft conditions: Appendix C of Council Assessment Report