

DETERMINATION AND STATEMENT OF REASONS

SOUTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	12 December 2016
PANEL MEMBERS	Renata Brooks (Chair), Stuart McDonald, John Griffin, Cr Kerry Pascoe Cr Dan Hayes
APOLOGIES	None
DECLARATIONS OF INTEREST	Cr Dan Hayes – Non Pecuniary Non Significant (his employer has associations with Headspace Wagga Wagga, however he is not directly involved)

Public meeting held at Wagga Wagga City Council on Monday, 12 December 2016, opened at 1:02pm and closed at 1:36pm

MATTER DETERMINED

2016STH023 - Wagga Wagga - DA16/0477 AT 11 Fitzhardinge St WAGGA WAGGA (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 the matters observed at site inspections listed at item 8 in Schedule 1.

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*. The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

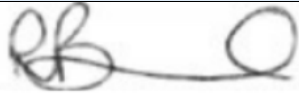
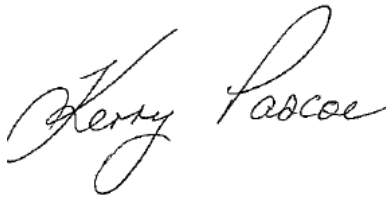
- The new club will make a positive community and social contribution to the City of Wagga Wagga and local region in the proposed location.
- The application complies with the requirements of the *Environmental Planning and Assessment Act 1979* and will not compromise the outcomes sought for the *Wagga Wagga Local Environmental Plan 2010*, *State Environmental Planning Policy No. 55 Remediation of Land*, *State Environmental Planning Policy Infrastructure 2007*
- An assessment of the application against the relevant sections of the *Wagga Wagga Development Control Plan 2010* demonstrates that the proposed development will not cause any significant adverse impacts on the surrounding natural environment, built environment, infrastructure, community facilities or local character and amenity.
- Matters raised in submissions have been satisfactorily addressed
- The proposal does not result in any unacceptable heritage or environmental impacts subject to the conditions of consent, as amended by the Panel.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- 15 – Additional dot points added
 - Arrangements are put in place to ensure that when Major Sporting Events are held at Robinson Oval, that the impact of construction is minimised such as, ceasing construction for the duration of the event.
 - Or as otherwise approved by the Council to be added to the first dot point requiring provision for vehicles on site.

- 20 – Additional wording inserted – “...or as otherwise approved by the Council in relation to on-site storage.”
- 25 – change of word in second paragraph - ‘may’ to ‘will’
- 48 - *Note 1* to be deleted

PANEL MEMBERS	
 Renata Brooks (Chair)	 Stuart McDonald
 John Griffin	 Cr Kerry Pascoe
 Cr Dan Hayes	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016STH023 - Wagga Wagga - DA16/0477
2	PROPOSED DEVELOPMENT	The proposed development is to construct a large community facility that accommodates a range of offerings for the wider community. The proposal includes the following detailed elements: Boxing room; Café; Change room amenities; Main sports and recreation hall (three full sized basketball courts); Management and office facility; Multi-function activity rooms; Outdoor play area; Out-of-school-hours care centre accommodating up to 60 children; Police youth command office; Co-located youth services offices offered by third party operators; Study areas; 'Youth Hub'
3	STREET ADDRESS	11 Fitzhardinge St WAGGA WAGGA
4	APPLICANT/OWNER	PCYC NSW
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy No 55—Remediation of Land - State Environmental Planning Policy (Infrastructure) 2007 - Wagga Wagga Local Environmental Plan 2010 (WWLEP) - Draft environmental planning instruments: Nil - Development control plans: - Wagga Wagga Development Control Plan 2010 (WWDCP) - Planning agreements: Nil <i>Environmental Planning and Assessment Regulation 2000: 98, 98A, 98E</i> - 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	- Council assessment report: 28 November 2016 - Written submissions during public exhibition: 1 - Verbal submissions at the panel meeting: - Support – n/a Object – n/a - On behalf of the applicant – Warrick Stimson
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Site visit and briefing meeting on 12 December
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report