

Relevant JOINT REGIONAL PLANNING PANEL

Meeting held at Griffith City Council on Tuesday 9 August at 1.00 pm

Panel Members: Gordon Kirkby (Chair), Ruth Fagan, Mark Grayson

Apologies: Mike Neville Declarations of Interest: Bill Lancaster declared a conflict of interest as a Councillor with the Griffith City Council has been part of the decisions in respect to the development of the subject land.

Determination and Statement of Reasons

2016WES004 – Griffith – DA42/2016 [2-23 Wayella Street Griffith] as described in Schedule 1.

Date of determination: 9 August 2016

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 adopted the assessment of those matters in the Council Assessment Report and resolved to approve the development application subject to the conditions contained in the amended conditions of consent.

In making the decision the panel considered the following EPI's:

- SEPP 55 (Remediation of Land)
- SEPP (Infrastructure) 2007
- SEPP (State and Regional Development) 2011
- Griffith Local Environmental Plan 2014
- Griffith Development Control Plan No.20 – Off Street Parking (2011)

The Panel did not find that the development was inconsistent with any of these EPI's.

Conditions: The development application was approved subject to the conditions in Attachment A of the Council Assessment Report as amended at the meeting. The panel made the following amendments to the conditions:

Part B – Administrative or General Conditions

- Condition 4 be amended to clarify that the consent is granted for the demolition of the existing pump room and construction of a new pump room.
- A condition be included that specifies a maximum width of the pool to enable up to 3m flexibility to facilitate 2.5m lanes if required following detailed design.

Part N – Demolition Management

- A condition be included requiring that the artwork on the current skate park to demolished be recorded and the records maintained by Council prior to demolition.

Part O – On-going Requirements

- Condition 5 be amended to require clearer information to be provided by way of way finding or signage as to the locations of car parking available to customers of the centre
- A condition be included to require monitoring of the use of the centre and associated car parking patterns to verify that adequate parking has been provided

Panel members:

 Gordon Kirkby (Chair)	 Ruth Fagan	 Mark Grayson
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SCHEDULE 1	
1	JRPP Reference – LGA – Council Reference: 2016WES004 – Griffith – DA42/2016
2	Proposed development: Extensions to the Griffith Regional Aquatic and Leisure Centre involving the construction of an additional 50 metre swimming pool, change rooms, pump room and the demolition of an existing pump room and skate park.
3	Street address: 2-23 Wayella Street Griffith
4	Applicant/Owner: Griffith City Council
5	Type of Regional development:
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Griffith Local Environmental Plan 2014 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ • Draft environmental planning instruments: None • Development control plans <ul style="list-style-type: none"> ○ Development Control Plan No.20 – Off Street Parking (2011) • Planning agreements: None • Regulations: None • 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> and EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 18 July 2016 Written submissions during public exhibition: 3 Verbal submissions at the panel meeting: Nil
8	Meetings and site inspections by the panel: Site Inspection & Briefing Meeting: 9 August 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report.