

DETERMINATION AND STATEMENT OF REASONS

NORTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 21 June 2017
PANEL MEMBERS	Garry West (Chair), Pam Westing, Stephen Gow and Manfred Boldy
APOLOGIES	None
DECLARATIONS OF INTEREST	Robert Hayes and Daniel Simpson declared a conflict as they are Councillors on Richmond Valley Council, which is the applicant and landowner for this development application.

Public meeting held at Casino Community and Cultural Centre, 35 Walker St, Casino on Wednesday, 21 June 2017 opened at 4pm and closed at 5pm.

MATTER DETERMINED

2017NTH005 – Richmond Valley Council – DA2017/0175 AT Dargaville Drive, Casino (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

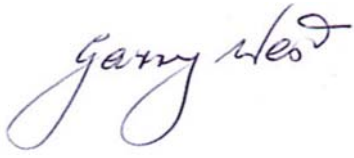

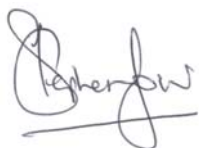
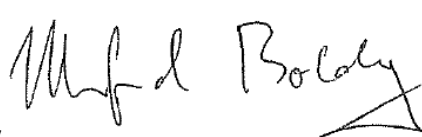
The reasons for the decision of the Panel were:

- The cl 4.6 exception was considered acceptable and agreed by the Panel.
- The development complied with all relevant Environmental Planning Instruments.
- The development implements best practice animal welfare, WHS initiatives, improved environmental performance, site security and operational efficiencies.
- The development does not increase the footprint of the facility or change any other aspect of the operations.

CONDITIONS

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

- Condition 10 was amended to clarify Australian Standard for all demolition work by deleting all words after "The Demolition of Structures".

PANEL MEMBERS	
Garry West (Chair) 	Pamela Westing 
Stephen Gow 	Manfred Boldy 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017NTH005 – Richmond Valley Council – DA2017/0175
2	PROPOSED DEVELOPMENT	Redevelopment of Northern Regional Livestock Exchange
3	STREET ADDRESS	Dargaville Drive, Casino, Lots1/732264, 3/570139 & 102/860152
4	APPLICANT OWNER	Richmond Valley Council Richmond Valley Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979, Part 4 – Development Assessment • Environmental Planning & Assessment Regulation 2000, Part 6 – Procedures relating to development applications • Environmental Planning & Assessment Regulation 2000, Schedule 3 cl. 35 – Alterations and Additions to Designated Development • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 44 – Koala Habitat Protection • Richmond Valley Local Environmental Plan 2012 • Richmond Valley Development Control Plan 2015 • 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: 25 May 2017 • Written submissions during public exhibition: none (0) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Vaughan Macdonald, General Manager, Richmond Valley Council ○ Object – NIL ○ On behalf of the applicant – NIL
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection on and final briefing meeting to discuss council's recommendation, Wednesday, 21 June 2017, 3:45 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry West (Chair), Pam Westing, Stephen Gow and Manfred Boldy <p><u>Council assessment staff</u>: Cherie Smith – Development Assessment Planner;</p> <p>Brian Eggins – Senior Development Engineer; Andy Edwards – Co-ordinator Environment & Regulatory Services; and Travis Eggins – Scholarship-Civil Engineering</p>

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report