

DATE OF DETERMINATION	Monday, 20 August 2018
PANEL MEMBERS	Jason Perica (Chair), Kara Krason, Michael Leavey, Cr Peter Epov and Cr David Keegan
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Electronic meeting held between 10 August 2018 and 20 August 2018.

MATTER DETERMINED

Panel Ref – 2018HCC021 – LGA – Mid-Coast – DA514/2018 - Address – 79 Albert Street, Taree (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 listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.





REASONS FOR THE DECISION

- The proposal will modernise and improve the police facilities on the site, as well as improving public access and legibility, and will be of benefit to the local community.
- The site forms part of a justice precinct and the proposal has been reasonably designed having regard to the function of the precinct and the relationship with surrounding development, including heritage items.
- Matters relating to heritage and site contamination have been addressed as part of the application and the assessment report, and relevant conditions of consent have been included.
- The proposal makes reasonable provision for car parking, having regard to the nature of the proposal, and also having regard to Part G1.3(3) of the Greater Taree DCP which states that "*In respect to existing premises being altered (including reconstruction), enlarged or converted the following shall apply....(b) If the alteration results in increased floor area then parking will be required in respect to the increased area only*".
- The clause 4.6 variations are well founded having regard to the nature of the proposal, its relationship with surrounding development and the written request submitted with the application.

CONDITIONS

The development application was approved subject to the conditions attached in the council assessment report.

The decision was unanimous.

PANEL MEMBERS	
 Jason Perica (Chair	 Kara Krason
 Michael Leavey	 Peter Epov
Approved by email (20/8/2018) David Keegan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018HCC021 – LGA – Mid-Coast – DA514/2018
2	PROPOSED DEVELOPMENT	Demolition of existing buildings and new Police Station
3	STREET ADDRESS	79 Albert Street, Taree
4	APPLICANT/OWNER	BGIS Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Crown Development over \$5million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental planning instruments:<ul style="list-style-type: none">○ State Environmental Planning Policy (State and Regional Development) 2011○ Greater Taree Local Environmental Plan 2010• Draft environmental planning instruments: Nil• Development control plans: Greater Taree Development Control Plan 2010• Planning agreements: Nil• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: (Clause 92)• Coastal zone management plan: Nil• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality

		<ul style="list-style-type: none"> • 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: 2 August 2018 • Council email response to queries: 13 August 2018 • Written submissions during public exhibition: nil • Applicant's agreement to conditions: email 3 August 2018
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Electronic meeting: 10 August 2018 to 20 August 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with Council report, and updated condition in email dated 13 August 2018