

DETERMINATION AND STATEMENT OF REASONS

SOUTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	22 May 2018
PANEL MEMBERS	Pam Allan (Chair), Alison McCabe Renata Brooks, Craig Filmer and Penny Day
APOLOGIES	None
DECLARATIONS OF INTEREST	Craig Filmer was the Director of Planning at Young Shire Council and also Hilltops Council during initial phases of this proposal's design and various potential sites' selection, but had no involvement in design, site choice or the mechanics of this proposal. The Panel was therefore satisfied that he had no conflict that prevented him from participating in the determination.

Electronic meeting held between 23 April 2018 and 22 May 2018.

MATTER DETERMINED

2018STH005 - Hilltops Council - DA T2017-051 AT 4559 Burley Griffin Way (Harden (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 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*.

The decision was unanimous.






REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The development as proposed (and assessed) will result in a development well thought through by the applicant who has been amenable to the assessment process and the sound fit of the development in this locality.
2. It is not out of character with the site, not inconsistent with the zoning or SEPP Infrastructure concessions afforded to this style of development on the site chosen.
3. The development and any potential concerns have been ameliorated by appropriate conditions proposed in the Council Report.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the amendments listed in the supplementary information, which were agreed to by Council and the applicant.

PANEL MEMBERS	
 The Hon Pam Allan (Chair)	 Alison McCabe
 Renata Brooks	 Penny Day
 Craig Filmer	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018STH005 - Hilltops Council - DA T2017-051
2	PROPOSED DEVELOPMENT	Emergency Services Facility for NSW Rural Fire Service involving: <ul style="list-style-type: none">• Fire control centre and regional office building• Stores shed accommodating storage as well as parking for up to 4 trucks• Hot fire training ground and shelter building• Communications tower (30m high)• Access road and parking area for 46 cars (includes 2 accessible spaces) and 3 trucks• Overflow parking area for approximately 11 cars)• Water tanks (4 in-ground and 2 above ground)• Fire Hydrant assembly with associated booster, pump and 2 storage tanks• Associated earthworks and utility services• Future Fire Brigade Station
3	STREET ADDRESS	4559 Burley Griffin Way (Harden Racecourse) Harden
4	APPLICANT/OWNER	NSW Public Works Advisory - Department of Finance, Services and Innovation
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
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○ State Environmental Planning Policy (Infrastructure) 2007○ State Environmental Planning Policy No 55 – Remediation of Land

		<ul style="list-style-type: none"> ○ State Environmental Planning Policy No 64 – Advertising and Signage ○ State Environmental Planning Policy (Rural Lands) 2008 ○ Harden Local Environmental Plan 2011 • Draft environmental planning instruments: Draft State Environmental Planning Policy – Primary Production and Rural Development • Development control plans: <ul style="list-style-type: none"> ○ Harden Contributions Plan for Other Developments ○ Goldenfields Water Developer Charges Policy • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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 • 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: 28 March 2018 • Written submissions during public exhibition: one • Supplementary Information for Assessment Report provided by Council on 11 May 2018 in response to Panel questions
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic discussion held between 23 April 2018 and 22 May 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report and amended by the supplementary information dated 11 May 2018