

DATE OF DEFERRAL	28 August 2018
PANEL MEMBERS	Pam Allan (Chair), Alison McCabe, Renata Brooks and Denzil Sturgiss
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 1 August 2018 and 28 August 2018.

MATTER DEFERRED

2018STH013 – Goulburn Mulwaree Council– DA/0276/1718 at 1 Blackshaw Road Goulburn (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel are not satisfied that the degree of vegetation loss and the degree of hard surface have been adequately justified by the applicant.





The Panel agreed to defer the determination of the matter until additional detail is supplied by the applicant that:

1. Revisits the extent of asphalt proposed to provide for a surface or some surface that could support some vegetation
2. Review the relationship of the asphalt area to the vegetated embankment to provide a greater setback and potential surface that could support vegetation
3. Provided a Concept landscape plan that identifies areas for replacement landscape that respond to the potential land uses permitted under the zone - this is anticipated to mean that landscape space as likely to be in proximity to boundaries or buildings being retained that have heritage value.

On receipt of this information, the Council is to prepare a supplementary assessment report.

When this information has been received, the Panel will consider the supplementary assessment report electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Pam Allan (Chair)	 Alison McCabe
 Renata Brooks	 Denzil Sturgiss

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018STH013 – Goulburn Mulwaree Council– DA/0276/1718
2	PROPOSED DEVELOPMENT	Remediation of contaminated soil and groundwater and demolition of structures on the former Goulburn Gasworks site & adjacent foreshore area
3	STREET ADDRESS	1 Blackshaw Road Goulburn
4	APPLICANT/OWNER	Jemena Gas Networks (NSW) Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Contaminated Land Management Act 1997 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 ○ Goulburn Mulwaree Local Environmental Plan 2009 ○ Draft Goulburn Mulwaree Local Environmental Plan 2009 – Amendment No 8 & 10 ○ Draft Goulburn Mulwaree Local Environmental Plan 2009 (150 – 170 Lansdowne Street Goulburn & 1 Racecourse Drive Goulburn) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Goulburn Mulwaree Development Control Plan 2009 • 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: 27 July 2018 • Written submissions during public exhibition: nil • Supplementary Council Assessment Memorandum: 17 August 2018
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting on 26 July 2018 • Electronic meeting held between 1 August 2018 and 28 August 2018.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report