

DETERMINATION AND STATEMENT OF REASONS

NORTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	15 September 2023
DATE OF PANEL DECISION	15 September 2023
PANEL MEMBERS	Dianne Leeson (Chair), Michael Wright, Stephen Gow, Cr Dianna Baker
APOLOGIES	None
DECLARATIONS OF INTEREST	Brett McInnes – Council officer with the responsibility for delivering the project and significant involvement in the design and procurement process

Papers circulated electronically on 8 September 2023.

MATTER DETERMINED

PPSNTH-228 – Inverell - DA-87/2023 at 69 Evans Street, Inverell - Inverell Aquatic Centre Replacement - Construction of a new 50m pool, splash pad, toddlers pool, warm water program pool, amenities, plant areas, main entrance, administration and external works (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 briefings listed at item 8 in Schedule 1.

Development application

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

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report and Supplementary Memo.


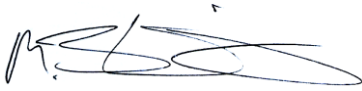


CONDITIONS

The Development Application was approved subject to the conditions attached to the Council's Assessment Supplementary Memo with the following amendments:

- Amend Condition 34 heading to "Accessible Parking Spaces in Evans Street"
- Amend Condition 36 to remove the words "provided to Council" in the first sentence and replace with "approved by Council's Manager Development Services"
- Delete Condition 37 and renumber the remaining conditions accordingly
- Amend former Condition 43 (now 42)– Community Relations Program - to include the following sentence at the end of the condition –
"The Community Relations Program is to be submitted and endorsed by Council's Manager Development Services prior to the issue of an Occupation Certificate."
- Add new Condition 45 –
"The vehicle access gate in Evans Street is to be reinstated prior to the issue of an Occupation Certificate.
Condition reason: To ensure emergency access is provided."

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Dianne Leeson (Chair)	 Michael Wright
 Stephen Gow	 Cr Di Baker

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-228 - INVERELL - DA-87/2023
2	PROPOSED DEVELOPMENT	Inverell Aquatic Centre Replacement - Construction of a new 50m pool, splash pad, toddlers pool, warm water program pool, amenities, plant areas, main entrance, administration and external works
3	STREET ADDRESS	Lot 85 DP115198369 Evans Street, Inverell
4	APPLICANT OWNER	Hines Constructions Pty. Limited Inverell Shire Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • <i>Environmental planning instruments:</i> <ul style="list-style-type: none"> ○ <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021;</i> ○ <i>State Environmental Planning Policy (Industry and Employment) 2021;</i> ○ <i>State Environmental Planning Policy (Planning Systems) 2021;</i> ○ <i>State Environmental Planning Policy (Resilience and Hazards) 2021;</i> ○ <i>Inverell Local Environmental Plan 2012</i> • <i>Development control plans:</i> <ul style="list-style-type: none"> ○ <i>Inverell Development Control Plan 2013 (IDCP)</i> • <i>Planning agreements: Nil</i> • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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: 25 August 2023 • Independent Peer Review: 7 September 2023 • Council Supplementary Memo and Revised Draft Conditions: 07 September 2023 • Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	Circulation of papers between 8 September 2023 and 15 September 2023
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council's Supplementary Memo