

DETERMINATION AND STATEMENT OF REASONS

NORTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	29 January 2024
DATE OF PANEL DECISION	29 January 2024
DATE OF PANEL BRIEFING	24 January 2024
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright, and Donna Ausling
APOLOGIES	None
DECLARATIONS OF INTEREST	J Chaffey and R Hooke declared a conflict of duties and did not participate. Both are Councilors and Council is the landowner

Papers circulated electronically on 16 January 2024.

MATTER DETERMINED

PPSNTH-249 – Gunnedah – 10.2021.00000016.002 – 9 Hunts Road, Gunnedah – Modification - Koala Sanctuary (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.

Application for modification of consent

The Panel determined to approve the modification application pursuant to section 4.55(2) 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.

The Panel agreed the development as modified is substantially the same as that approved.

The Panel was satisfied that parking provision remains adequate and that the café function is ancillary to the primary use.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report and Amended Draft Conditions (V1 – 23/01/2024).

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.

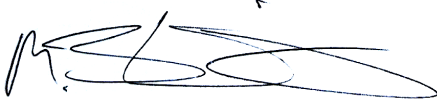
PANEL MEMBERS



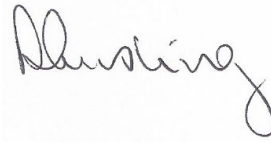
Dianne Leeson (Chair)



Stephen Gow



Michael Wright



Donna Ausling

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-249 – Gunnedah – 10.2021.0000016.002
2	PROPOSED DEVELOPMENT	Construction or operation of a Veterinary Hospital (Koala Sanctuary), Information and Education Facility, Environmental Facility, Camping and Caravan Grounds, Food and Drink Premises, Outdoor Recreation Facility (Putt Putt and Zip line) Dwelling House, Residential Accommodation, and Business Identification Signage
3	STREET ADDRESS	9 Hunts Road, Gunnedah
4	APPLICANT/OWNER	SJB (The Trustee for the SJB Planning (NSW Unit Trust) Gunnedah Shire Council
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 Gunnedah Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Gunnedah Development Control Plan 2012 Planning agreements: Nil 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: 16 January 2024 Amended Draft Conditions V1: 23 January 2024 Written submissions during public exhibition: 0 Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 18 October 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow and Michael Wright <u>Council assessment staff</u>: Wade Hudson and Daniel Abraham <u>Department staff</u>: Carolyn Hunt, Louisa Agyare and Lisa Ellis Final briefing to discuss council's recommendation: 24 January 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright and Donna Ausling <u>Council assessment staff</u>: Wade Hudson and Grant Roberts <u>Department staff</u>: Carolyn Hunt and Lisa Ellis

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report