

DATE OF DETERMINATION	7 May 2024
DATE OF PANEL DECISION	6 May 2024
DATE OF PANEL BRIEFING	16 April 2024
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 4 April 2024.

MATTER DETERMINED

PPSNTH-266 – Narrabri – DA2024/0046 – 1-9 Newell Highway, Narrabri – Construction of a Fire Control Centre with Ancillary Buildings/Structures (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.

In determining to approve the Application, the Panel notes:

- The proposed development is permissible with consent in the E4 General Industrial zone and consistent with the objectives of Narrabri LEP 2012
- The site is suitable for the proposed development and well located relative to the town of Narrabri and major road access
- The site can be adequately serviced
- Impacts associated with the construction and operation of the proposed development are acceptable or can be mitigated through the imposition of conditions

The Panel notes the Assessment Report was independently peer reviewed as the application relates to land in which Council has an interest. The peer review confirmed the adequacy of the Council assessment.

The Panel found the proposed development is in the public interest providing:

- a modern emergency services facility to serve the community of Narrabri and its surrounding environs into the future
- economic and social benefits to the community through its construction and operation.

The Panel notes there were no submissions.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Amend Condition A1 to include the following document reference at the end of the dot points:
 - **Wastewater Management Plan:** Prepared by Earth Water Consulting, Project Reference 2324-101, Dated 8 March 2024.
- Amend Condition B6 to read as follows:

B6 Emergency Management Plan
An Emergency Management Plan (EMP) is to be prepared by a consultant suitably qualified and should include:

 - a. a plan of development and site showing evacuation routes and assembly areas (where relevant);
 - b. a description of the triggers to activate evacuation plans and other emergency flood management measures;
 - c. a description of relevant signage and proposed locations in the building;
 - d. a list of any procedures required to manage evacuation;
 - e. contact numbers of relevant local emergency services;
 - f. a quantitative assessment of risk and risk-reduction factors, including consideration of extreme flood events up to the probable maximum flood.

The EMP is to be submitted to and approved by Council prior to the commencement of works.

Reason: To protect the occupants in the event of flooding.



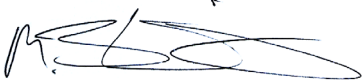
- Amend Condition D6 to read as follows:

D6 Hollow-bearing tree
Prior to occupation a nest box is to be installed to mitigate the loss of the hollow bearing tree. Prior to the installation of a nest box in tree #4 as indicated in the Baseline Biodiversity Assessment, consultation is to be undertaken with the Local Aboriginal Land Council. Should "tree #4" not be considered suitable, an alternate tree that is acceptable to the environmental consultant, is to be nominated.

Reason: To mitigate the loss of the hollow-bearing tree.

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	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-266 – Narrabri – DA2024/0046
2	PROPOSED DEVELOPMENT	Construction of a Fire Control Centre with Ancillary Buildings/Structures
3	STREET ADDRESS	1-9 Newell Highway, Narrabri Lot 8 DP 1212638
4	APPLICANT/OWNER	Wayne Bell (on behalf of NSW Rural Fire Service) Narrabri Shire Council
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 (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 (Sustainable Buildings) 2022 State Environmental Planning Policy (Resources and Energy) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Narrabri Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Narrabri Development Control Plan – Industrial Development Code Development Control Plan – Parking Code No. 1 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: 7 March 2024 Supplementary amended draft conditions: 10 April 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: 24 January 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, <u>Council assessment staff</u>: Gunther Weidenmann and Ping Dalton <u>Department staff</u>: Carolyn Hunt and Lisa Ellis Applicant Briefing: 16 April 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright <u>Applicant representatives</u>: James Armstrong, Richie Cheah, Darren Hession

		<ul style="list-style-type: none">○ <u>Council assessment staff</u>: Gunther Weidenmann and Ping Dalton○ <u>Department staff</u>: Carolyn Hunt <ul style="list-style-type: none">● Final briefing to discuss Council’s recommendation: 16 April 2024<ul style="list-style-type: none">○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright○ <u>Council assessment staff</u>: Gunther Weidenmann and Ping Dalton○ <u>Department staff</u>: Carolyn Hunt
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Amended Conditions uploaded to the portal on 10 April 2024