

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSNH-287
DA Number	DA 48.1/2023
LGA	Gwydir Shire
Proposed Development	Community Facility and Office Premises
Street Address	33 - 35 Maitland Street Bingara
Applicant/Owner	Gwydir Shire Council
Date of DA lodgement	22 February 2024
Total number of Submissions	• 1
Number of Unique Objections	• 1
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The estimated value of works for this project is over \$5 million. As such, it is classified as Regional Significant Development according to Clause 2.19 and Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 (replacing Schedule 7 of the SEPP (State and Regional Development)). The Regional Planning Panel is thus the consent authority.
List of all relevant s4.15(1)(a) matters	<p>Relevant (and applicable) SEPPs have been identified as the following:</p> <ul style="list-style-type: none"> SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land State Environmental Planning Policy (Sustainable Buildings) 2022 <p>The Gwydir Local Environmental Plan.</p> <p>There is no relevant DCP</p> <p>Reg 92 – the assessment period commenced on 22 February 2024</p> <p>Reg 93 – not relevant</p> <p>Reg 94 – Nil</p> <p>Reg 94A – N/A</p> <p>Reg 288 – N/A</p>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Attachment A – Draft Conditions of Consent Attachment B – Amended SEE – 27 Nov 2023. Attachment C – Response to RFI – 5 Feb 2024. Attachment D – Plan Set for DA Approval. Contains the complete architectural plan set and landscaping plans.
Clause 4.6 requests	Nil
Summary of key submissions	<ul style="list-style-type: none"> One only – concerns raised about the use of part of Lot 1 in DP 209422 as an access way. A Right of Way exists for this part of the land.
Report prepared by	Angus Witherby
Report date	7 May 2024

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes

