

DATE OF DEFERRAL	27 May 2024
DATE OF PANEL BRIEFING	21 May 2024
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow and Kim Johnston
APOLOGIES	Michael Wright
DECLARATIONS OF INTEREST	John Coulton, Catherine Egan and Geoff Smith all declared a conflict of duties as all are Councillors and Council is the landowner. They did not participate in the meeting.

Papers circulated electronically on 8 May 2024.

MATTER DEFERRED

PPSNTH-287 – Gwydir – DA 48/2023 – 33-35, 37 & 39 Maitland Street, Bingara – To construct a new Public Administration Building complex on the land, including part-retention of the former memorial hall facade (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until July 2024. The matter was deferred to allow for the provision and assessment of the additional requested information to address deficiencies and inconsistencies in the documentation submitted with the Application.

The decision to defer the matter was unanimous.




ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant shall complete/provide:
 - Amended plans illustrating the car park and access arrangements for the rear of the site, separating the proposed administration building parking from the existing depot operations. This is to demonstrate that safe vehicle and pedestrian access to adequate parking can be provided without reliance on the Right of Way (ROW). This is to be accompanied by a traffic management strategy including safety assessment, and identify all consequential changes to matters such as landscape design and waste management servicing.
 - Clarification regarding:
 - Existing lot boundaries relevant to this development application and confirmation of the allotments proposed to form the lot consolidation
 - Acoustic measures for plant and equipment (including the screened mechanical plant adjoining the rear of the proposed building) and vehicular access to the carpark, including the extent and specifications of any acoustic fencing/wall
 - Crime Prevention through Environmental Design – design features and proposed operational management including any lighting in the car park
 - Sustainability initiatives including installation of solar panels and EV charging provisions to satisfy Section 3.2(1) of *State Environmental Planning Policy (Sustainable Buildings) 2022*
 - Location of bins and the loading dock including swept paths for the relevant design vehicle (MRV) to access/service such areas

- Specific recommendations identified in the Preliminary Site Investigation prepared by SMK consultants as part of this application, an update on the remediation works currently being carried out on the site under the demolition DA (DA 24/2023) and appropriate wording for any recommended consent conditions to consider the suitability of the site for the proposed development, including the requirement for certification by a suitably qualified independent expert or site auditor,
- and upload all documentation to the Planning Portal by 28 June 2024
2. Noting the application lodged on 22 February 2024 is likely to be amended, a formal written request to amend the application is required to be uploaded to Planning Portal by the Applicant by 28 June 2024 outlining:
 - a. Particulars sufficient to indicate the nature of the change of the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021
 - b. updated technical reports relied on in the amended application.
 3. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal by 9 July **or** within 2 weeks of the upload of the Applicant's required information to the Planning Portal.
 4. When the updated assessment report is received the Panel will undertake a final briefing on 23 or 24 July 2024 **and/or** determine the application by way of electronic determination.

If the outstanding information is not provided by 28 June 2024 the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Dianne Leeson (Chair)	 Stephen Gow
 Kim Johnston	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-287 – Gwydir – DA48/2023
2	PROPOSED DEVELOPMENT	To construct a new Public Administration Building complex on the land, including part-retention of the former memorial hall facade
3	STREET ADDRESS	33-35, 37 & 39 Maitland Street, Bingara
4	APPLICANT/OWNER	Peter Swan (Revolution Town Planning) on behalf of Gwydir Shire Council Gwydir Shire Council
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"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Planning Systems) 2021 Gwydir Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: Nil 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 May 2024 Supplementary reports received: 16 May 2024 and 20 May 2024 Written submissions during public exhibition: 1 Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Applicant Briefing: 21 May 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow and Kim Johnston <u>Applicant representatives</u>: Peter Swan <u>Council assessment staff</u>: Patsy Cox <u>Independent Consultant Planner</u>: Angus Witherby <u>Department staff</u>: Carolyn Hunt and Lisa Ellis Final briefing to discuss council's recommendation: 21 May 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow and Kim Johnston <u>Council assessment staff</u>: Patsy Cox <u>Independent Consultant Planner</u>: Angus Witherby <u>Department staff</u>: Carolyn Hunt and Lisa Ellis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report and Supplementary Report (amended conditions received 21 May 2024)