COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | PPSNH-287 | |
| **DA Number** | **DA 48.1/2023** | |
| **LGA** | **Gwydir Shire** | |
| **Proposed Development** | **Public Administration Building and demolition of dwelling** | |
| **Street Address** | **33 - 35 Maitland Street and 39 Cunningham Street Bingara** | |
| **Applicant/Owner** | Gwydir Shire Council | |
| **Date of DA lodgement** | 22 February 2024 | |
| **Total number of Submissions**  **Number of Unique Objections** | * 1 * 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** | Relevant (and applicable) SEPPs have been identified as the following:   * SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land * State Environmental Planning Policy (Sustainable Buildings) 2022   The Gwydir Local Environmental Plan.  There is no relevant DCP  Reg 92 – the assessment period commenced on 22 February 2024  Reg 93 – not relevant  Reg 94 – Nil  Reg 94A – N/A  Reg 288 – N/A | |
| **List all documents submitted with this report for the Panel’s consideration** | * Attachment A – Draft Conditions of Consent * Attachment B – Amended SEE –.3 July 2024 * Attachment C – Plan Set for DA Approval | |
| **Clause 4.6 requests** | Nil | |
| **Summary of key submissions** | * One only – concerns raised about the use of part of Lot 1 in DP 209422 as an access way. A Right of Way was originally proposed to be utilised. | |
| **Report prepared by** | **Angus Witherby** | |
| **Report date** | 16 July 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?  *e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | | **Yes** | |
| **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** | |