

DATE OF DETERMINATION	22 July 2020
PANEL MEMBERS	Paul Mitchell (Chair), Penny Holloway, Stephen Gow, Di Baker and Brett McInnes
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held via teleconference on 22 July 2020, opened at 10:30am and closed at 10:40am.

MATTER DETERMINED

PPSNTH-42 - Inverell – DA-59/2020 at 109 Otho St, Inverell – Inverell Police Station (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 approves the application for the reasons given on page 6 of Council's assessment report, with one amendment being replacement of Council's fifth reason with the following:

- The proposal will be beneficial both socially and economically. Socially it will provide better facilities for both staff and occupants. Economically, investment of \$9.5 million will be beneficial for the local construction industry.

CONDITIONS

The development application was approved subject to the conditions in the Council assessment report with the following amendment:

- Amend Condition 6 to read as follows:
All reasonable and practical precautions must be taken by the applicant to prevent damage to nearby properties. The rights of nearby property owners must be protected at all times. Should any damage occur to a nearby property possibly as a result of demolition or construction of the new Police Station, a qualified and independent structural and/or geotechnical engineer is to be retained at the applicant's expense to investigate and report on the cause of the damage. If the independent engineer(s) concludes that the damage was caused by works on the subject site, the applicant is to undertake all necessary repairs or enter into an agreement with the affected property owner to meet the costs of the necessary repairs.



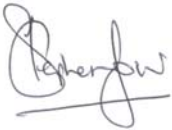


This amendment was agreed to by Council and the applicant

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the written submission made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issue of concern was:

- Potential for damage to neighbouring properties

The Panel has carefully considered the submission made on behalf of Australia Post and generally believes that the issues raised will be effectively managed by the conditions proposed by Council and the amended condition 6 given above.

PANEL MEMBERS	
 Paul Mitchell (Chair)	 Penny Holloway
 Stephen Gow	 Di Baker
 Brett McInnes	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-42 - Inverell – DA-59/2020
2	PROPOSED DEVELOPMENT	Crown Development application for the construction of a new Police Station building, ancillary works, associated usage and signage
3	STREET ADDRESS	109 Otho St, Inverell
4	APPLICANT/OWNER	NSW Police
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 No 55 – Remediation of Land ○ State Environmental Planning Policy No 64 – Advertising and Signage ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Inverell Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Inverell Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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: 8 July 2020 • Written submissions during public exhibition: one (1) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Nick Mitchell and Richard Chalmers
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation, 22 July 2020, 9:30 am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Chair), Penny Holloway, Stephen Gow, Di Baker and Brett McInnes ○ <u>Council assessment staff</u>: Chris Faley
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report