BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 26 August 2021, 9:30am and 10:05am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-94 – Gunnedah – DA2021/016 - 3130 Oxley Highway, Gunnedah - Koala Sanctuary - development of a veterinary hospital, camping ground, residential accommodation and ancillary activities

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Penny Holloway and Stephen Gow
APOLOGIES	None
DECLARATIONS OF INTEREST	Jamie Chaffey, Andrew Johns and Blake O'Mullane declared conflicts of interest due to their involvement in this Council application – Cr Chaffey as Mayor, and Mr Johns and Mr O'Mullane as Council staff

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Wade Hudson, Andrew Johns and Jack Morrissey
DEPARTMENT STAFF	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Council will have its assessment report peer reviewed by an independent consultant before providing it to the Planning Panel
- Scope and layout of proposed development
- Assessment report is to include consideration of permissibility of all proposed uses, including whether they are specifically defined or considered as ancillary to the predominant use
- Clause 4.6 Variation to minimum lot size for a dwelling is substantial (being 83% variation) - justification for the variation is to be detailed in the assessment report although may be better to classify the dwelling as ancillary to the main use
- 14 caravan spaces included, again perhaps best classified as ancillory
- Potential environmental effect of pets brought into area by users of caravan park
- Volunteer accommodation – length of stay and permissibility
- If accommodation facilities are not permissible in zone, it may be possible to find alternate accommodate in vicinity?
- Panel will require appropriate conditions to be imposed – Council to keep ancillary uses in mind when drafting conditions
- SEPP 55 assessment for all proposed uses, including residential, is to be included in the assessment report and not just the predominant use

TENTATIVE DETERMINATION DATE TBC