

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-196
DA Number	77/2022
LGA	Temora Shire Council
Proposed Development	Construction of NSW Ambulance Museum
Street Address	1 Hinde Street Temora, 33 Macauley Street Temora and 19-21 Junee Road Temora
Applicant/Owner	Temora Shire Council/William Speirs
Date of DA lodgement	9 November 2022
Total number of Submissions	• 2
Number of Unique Objections	• 1
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The proposal is identified as Council related development over \$5 million
List of all relevant s4.15(1)(a) matters	- State Environmental Planning Policy (Industry and Employment) 2022 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Temora Local Environmental Plan 2010 - Temora Shire Development Control Plan 2012 - Temora Shire Developer Contributions Plan 2022
List all documents submitted with this report for the Panel's consideration	- The Development Application 77/2022 dated received on 9 November 2022, submitted to Temora Shire Council - Development Plans prepared by Havenhand and Mather Architects Sheet numbers DA.01 – DA.08 - The Statement of Environmental Effects, dated October 2022, prepared by Integrated Consulting - Design Specification prepared by Trevor R Howse Pty Limited - Geotechnical investigation, prepared by McMahon Earth Science - Photomontage prepared by Havenhand and Mather Architects - Neighbouring landowner submissions
Clause 4.6 requests	Nil
Summary of key submissions	- Visual impact - Overshadowing
Report prepared by	Temora Shire Council
Report date	21 February 2023

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

Choose an item.