

DATE OF DEFERRAL	Thursday, 1 October 2020
PANEL MEMBERS	Tim Fletcher (Acting Chair), Renata Brooks, Stuart McDonald, Dallas Tout
APOLOGIES	Dan Hayes and Tim Koshcel
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 16 September 2020.

MATTER DEFERRED

PPSSTH-33 – Wagga Wagga – DA20/0080 at 1 Simmons Street, Wagga Wagga – Change of Use to Educational Establishment (as described in Schedule 1)

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter for the provision of additional information by the applicant and Council, followed by further assessment and consideration.

- 1) Further information required on:
 - a. The potential contamination of the subject property and the applicant's provision of information as required pursuant to the provisions of SEPP 55 Remediation of Land
 - b. Whether the applicant, NSW Public Works has agreed to the recommended conditions of consent
 - c. Clarification on whether the subject application constitutes "Integrated Development" as outlined in the applicants SEE
- 2) A supplementary assessment report which:
 - a. Provides details and comments on the additional information requested in 1)
 - b. Provides advice in respect of Councils position on the suitability of the subject land for the proposed development pursuant to the provisions of SEPP55
 - c. Clarifies Councils position on whether there is any legal impediment to the panel determining the application in accordance with the Council recommendation
 - d. Provides modified draft conditions of consent which require:
 - i. The recommended noise attenuation design elements being certified by a suitably qualified person prior to occupation of the building
 - ii. The provision of an Operation Management Plan that ensure the implementation of the recommended noise attenuation operational procedures.

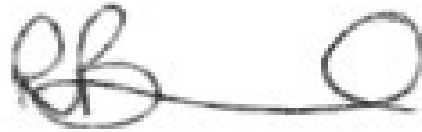
The Panel expects this information and report to be provided (Thursday, 15 October 2020) at which time the panel will determine the matter electronically.

The decision to defer the matter was Unanimous.

PANEL MEMBERS



Tim Fletcher (Acting Chair)



Renata Brooks



Stuart McDonald

Approved via email 30 September 2020

Dallas Tout

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-33 – Wagga Wagga – DA20/0080
2	PROPOSED DEVELOPMENT	Change of Use to Educational Establishment (Riverina Conservatorium of Music) with internal and external alterations and signage.
3	STREET ADDRESS	1 Simmons Street, Wagga Wagga
4	APPLICANT/OWNER	Applicant: NSW Public Works Owner: Government Property NSW
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"> ○ Wagga Wagga Environmental Plan 2010 ○ SEPP 55 – Remediation of Land • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Wagga Wagga Development Control Plan 2010 • 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: 10 September 2020 • Written submissions during public exhibition: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: Tuesday, 22 September 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Tim Fletcher (Acting Chair), Renata Brooks, Stuart McDonald and Dallas Tout ○ <u>Council assessment staff</u>: Amanda Gray ○ <u>Applicant representatives</u>: Amanda Gray, Paul O'Brien and Jesscia Facey
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report