

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-383
DA Number	DA 2023/116
LGA	Cootamundra-Gundagai Regional Council
Proposed Development	<p>Development to be constructed in 3 stages involving demolition of existing buildings; construction of 3 buildings (approval for use for food and drink premises and shop subject to separate subsequent consent); relocation of Dog on Tuckerbox Memorial; construction of play area; construction of car parking; sewer treatment works; stormwater works; tree removal works; earthworks; landscape works; and subdivision to create three allotments of 25,162 sqm, 210 sqm and 1,250 sqm.</p> <p>The subject approval is for the construction of the 3 buildings only – their respective land use approvals are to be determined and subject to subsequent development consents.</p>
Street Address	37 Annie Pyers Drive, Gundagai NSW (Lot 2/-/DP160191 and Lot 529B/-/DP203601)
Applicant/Owner	<p>Applicant: Brendan Price – Level 6, 161 London Circuit, Canberra ACT 2601.</p> <p>Owner: Cootamundra-Gundagai Regional Council</p>
Date of DA lodgement	20 September 2023
Total number of Submissions	• 3
Number of Unique Objections	• 3
Recommendation	Approval
Regionally Significant Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021)	Clause 3 – Council related development over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • relevant environmental planning instruments <ul style="list-style-type: none"> ○ Gundagai Local Environmental Plan 2011, ○ SEPP (Biodiversity and Conservation) 2021 – Chapter 2, ○ SEPP (Planning Systems) 2021 – Chapter 2, ○ SEPP (Resilience and Hazards) 2021 – Chapter 4, ○ SEPP (Sustainable Buildings) 2022 – Chapters 2 and 4 ○ SEPP (Transport and Infrastructure) 2021 – Chapter 2 • relevant development control plan <ul style="list-style-type: none"> ○ Gundagai Development Control Plan for the 5 Mile Precinct (including the Dog-on-the-Tuckerbox Site). • relevant regulations <ul style="list-style-type: none"> ○ Section 61 Additional matters that consent authority must consider, ○ Section 66A Council-related development applications,
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Attachment – amended plans Version Dated 01.07.24 • Cost Estimate Report dated April 2024 • Statement of Environmental Effect – prepared by Total Town Planning Services – Jan 2024 (Vii) • Response to RFI - Statement of Environmental Effects -Total Town Planning Services - dated 15/04/2024 • Geotechnical Report (Wastewater Report-Land Capability Assessment (LCA)) - Revised 11 March 2024 • Response to 2nd RFI – prepared by Suncoast Waste Water Management -25 March 2024 • Response to Peer review Wastewater – prepared by DM McMahon – 25 July 2024 • Response to Peer Review Wastewater – prepared by Suncoast Waste Management – 26 July 2024 • Peer Review of Wastewater Report – Whitehead & Assoc – June 2024 and further Peer Review 2nd WasteWater Report (review of amended development) – dated 30 July 2024 • Other documents listed in Annexure A of the Development Assessment Report
Clause 4.6 requests	N/A

Summary of key submissions	<ul style="list-style-type: none"> environmental concerns of potential offensive odours and potential contamination to neighbouring bores from the proposed On-Site Waster Water System; existing wishing well is to be included with the proposed relocation of the Dog on the Tuckerbox monument. Donations from the wishing well contribute to the Gundagai Hospital Auxiliary. Incorporating the existing Gundagai Recreational Trail into the design.
Report prepared by	Hutchinson Planning
Report date	1 September 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?

Choose an item.

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?

No

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

No