

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 23 July 2024, 12:30pm – 1:05pm
<b>SITE INSPECTION DATES</b>	Tuesday, 23 July 2024, 2pm – 2:45pm Thursday, 8 August 2024, 10am – 11am
<b>LOCATION</b>	<b>Briefing:</b> Council office - 55 Sheridan Street, Gundagai NSW 2722 <b>Site Visit:</b> on-site at 37 Annie Pyers Drive, Gundagai 2722

#### BRIEFING MATTER(S)

PPSSTH-383 – Cootamundra-Gundagai – DA2023/116 - 37 Annie Pyers Drive, Gundagai 2722 - Dog on the Tuckerbox Redevelopment - Proposed 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. The subject proposal seeks approval for the construction of the 7 buildings only – their respective land use approvals are to be determined and subject to subsequent Development Application approval/s.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	<b>Briefing:</b> Chris Wilson (Chair), Juliet Grant, Grant Christmas, Gordon Lindley, Tony Donoghue <b>Site Visit 23/07/24:</b> Grant Christmas, Gordon Lindley, Tony Donoghue <b>Site Visit 08/08/24:</b> Chris Wilson (Chair), Juliet Grant
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Tony Donoghue disclosed he is a professional acquaintance of the Bush Fire Consultant who submitted a Bush Fire Assessment on behalf of the applicant. Mr. Donoghue has no pecuniary interest or close personal relationship with the consultant. The Chair of the Panel has determined that there is no actual or potential conflict of interest and Mr. Donoghue may remain appointed to the Panel for this matter.

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	<b>Briefing &amp; Site Visit 23/7/24:</b> Craig Perrin, Michael Mason <b>Site Visit 08/08/24:</b> Michael Mason
<b>COUNCIL CONSULTANT ASSESSMENT PLANNER</b>	<b>Briefing &amp; Site Visit 23/7/24:</b> Tom Hutchinson (Hutchison Planning) <b>Site Visit 08/08/24:</b> Tom Hutchinson (Hutchison Planning)
<b>APPLICANT REPRESENTATIVES</b>	<b>Site Visit 23/7/24:</b> Brendan Price (The DoT Developments)
<b>DPHI</b>	<b>Briefing:</b> Amanda Moylan, Tracey Gillett

## KEY ISSUES DISCUSSED

The following matters were discussed during the briefing provided by Council assessment staff and site inspections:

- Reduction in scale of development.
- Amended plans have been lodged and uploaded to the Portal
- Timing of finalisation of subdivision and dedication of land to Council.
- Proposed staging of works.
- Amendments to DA to remove the buildings included in stage 3. Proposed subdivision and car park to remain within current DA.
- Deletion of proposed pub.
- Effluent management and specifically potential odour impacts and compliance with relevant criteria. Conditions for site boundary (adjacent to neighbour) noting that consideration of impacts cannot be deferred.
- Discussion of effluent arrangements with applicant to ensure they are adequate based on amended plans and to ensure there is adequate capacity for buildings proposed to remain in DA, noting buildings are proposed to be used as a food and drink premises.
- Need for re-notification.
- Transport for NSW agreement.
- Access for stages 1 and 2 is ok
- Biodiversity assessment.
- Regionally Significant Development Assessment triggers.
- Council to confirm area required for effluent disposal and determine if odour assessment required.
- Council will go back to the applicant to see if the effluent arrangements are adequate based on the amended plans
- Relocation/retention of bike path, as part of parking layout.
- Extent of tree retention and removal.
- Conservation management plan/approach for heritage precinct/s.
- Land contamination/remediation of old service station.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 11 SEPTEMBER 2024**