

DATE OF DEFERRAL	18 June 2025
DATE OF PANEL MEETING	11 June 2025
PANEL MEMBERS	Chris Wilson (Chair), Grant Christmas, Juliet Grant
APOLOGIES	None
DECLARATIONS OF INTEREST	Council nominated panel members did not participate due to Snowy Valley Council having an interest in the development

Public meeting held at Valmar Support Services building, 63-65 Russell Street, Tumut and by videoconference on 11 June 2025, opened at 9:00am and closed at 11:50am.

MATTER DEFERRED

PPSSTH-483 – SNOWY VALLEYS – DA2025/0026 - Russell Street and Richmond Street Tumut - Multipurpose Indoor Recreation Facility & Evacuation Centre (as described in Schedule 1).

PUBLIC MEETING

At the public meeting the independent assessment planner presented his summary of assessment and reasons for recommending approval of the application. Members of the public spoke both in support and in objection to the application. Matters raised by those who spoke in objection included concerns around site suitability, noise, overshadowing and amenity impacts, scale of proposed building, traffic and carparking, stormwater management, heritage impacts, lack of consultation, categorisation of land and arrangements for the broader Crown Reserve (Plan of Management), limitations of proposed evacuation centre and whether it would be “fit for purpose”, and the needs of the community during emergency events.

A number of persons who addressed the Panel had additional information which the Panel requested be uploaded to the planning portal as “late information received”.

REASONS FOR DEFERRAL

The Panel considered the matters listed at Item 6, the material listed as Item 7 and the material presented at the briefings and the matters observed at the site inspection listed at item 8 in Schedule 1. The Panel also considered all issues raised at the public determination meeting. Ultimately the Panel agreed to defer the determination of the matter until **25 June 2025** to seek further information on matters raised during the public determination meeting considered relevant to the Panel’s determination of the matter. The information requested by the Panel is as follows:

- 1. Consideration of late information including:**
 - a) Supplementary submissions provided to the panel and uploaded as “late information received” in the planning portal.
 - b) Amended Noise Impact Assessment uploaded on the planning portal on 9 June 2025.
- 2. Perspectives**
 - a) Provision of perspectives illustrating the built form within the existing residential context particularly from Nos. 2 and 4 Robertson Street, and Nos. 31-35 Richmond Street.
- 3. Shadow diagrams**
 - a) Consideration of the predicted impact of overshadowing on the residential properties at 2 and 4 Robertson Street having regard to applicable guidance on solar access.
- 4. Heritage impacts**

- a) Consideration of any heritage impacts of the development as required under cl 5.10(5) of Tumut LEP on nearby local heritage items particularly Sefton House.

5. Categorisation of Crown Land under the Care, Control and Management of Council

- a) Explanation regarding the Plan of Management for the Crown Reserve, which is under the care and control of Council.
- b) Clarification of the boundaries for each land use on the reserve and the categorisation of land across the reserve (e.g. community use, operational land).

6. Car parking

- a) Clarification and justification of adopted car parking rates having regard to Tumut DCP.

7. Emergency evacuation centre

- a) Function and adequacy of the emergency evacuation centre having regard to relevant guidelines including Guideline_Evacuation_Management_Dec_2023.pdf.
- b) Details of consultation and engagement with relevant emergency services in terms of the functionality of the facility should there be an emergency in the Snowy Valleys LGA.
- c) Confirmation that there are sufficient facilities and general compliance with any BCA requirements for the emergency evacuation centre.
- d) Consideration of the Transport Infrastructure SEPP and any implications for emergency services facilities and this DA.

8. Plan of Management

- a) The need to expand on the requirements contained with the POM to include proactive community liaison during its operation as a Multi-Purpose Facility.
- b) Consideration of the Land & Environment Court planning principle (Dayho v Rockdale City Council [2004] NSWLEC 184) regarding monitoring compliance with a condition of consent.

9. Redrafted conditions




- a) Should the Panel be of a mind to support the application, provide an updated instrument of consent with the supplementary report which has regard to the above matters.

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant must complete/provide the information set out above to the independent assessment planner to enable him to complete his supplementary assessment report. Any additional documentation must be uploaded to the Planning Portal by Friday 20 June 2025.
2. The independent assessment planner is required to provide a supplementary assessment report responding to the above matters, which must be uploaded to the Planning Portal by 26 June 2025.
3. When the addendum assessment report is received it will be published on the Sydney and Regional Planning Panels website and the Panel will finalise its determination.
4. The Panels Determination and Statement of Reasons will be published on the Sydney and Regional Planning Panels website once finalised.

PANEL MEMBERS	
 Chris Wilson (Chair)	 Juliet Grant
 Grant Christmas	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-483 – SNOWY VALLEYS – DA2025/0026 - Russell Street and Richmond Street Tumut
2	PROPOSED DEVELOPMENT	Demolition of existing structures including bowling green, relocation of existing playground and construction of a 'multi-purpose & evacuation centre' comprising of 2 x indoor multi court recreational facility/emergency evacuation centre and includes a storeroom, plant room, amenities, kitchen/kiosk, administration, meeting room, first aid room, waste room, off street parking and the provision of building identification signage.
3	STREET ADDRESS	Lots 701 DP 1059193, and Lot 1, Section 81 DP 759004, Russell Street and Richmond Street, Tumut, known as Richmond Par
4	APPLICANT/OWNER	Snowy Valleys Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Resilience and Hazard) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conversation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Tumut Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Snowy Valley Development Control Plan 2024 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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: 2 June 2025 Written submissions during public exhibition: 168 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Kristin Twomey (obo Tumut Basketball Association), Allan Tonkin (obo Richmond Park Action Group), Louise Halsey, Colin Locke, Dr Gabrielle Wallace, Barnett Sinclair Hyams, Richard Hargreaves, Jenny Oliver, Grace Hooper, Erika Harvey, Min Shu, Julia Ham. Independent assessment planner – Jeremy Swan On behalf of the applicant – Duncan Mitchell, Stephen Johansson, Ken Scannell, Dean Brodie, Adam Hunter Total number of unique submissions received by way of objection: 68

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ○ Final Briefing: 10 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas ○ <u>Independent Assessment Planner</u>: Jeremy Swan ○ <u>Council assessment staff</u>: Nick Wilton ○ <u>Applicant</u>: Phillip McMurray (SVC), Stephen Johansson (Facility Design Group Architect) ○ <u>Other</u>: Amanda Moylan, Nikita Lange ○ Site inspection: 10 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Grant Christmas ○ <u>Independent Assessment Planner</u>: Jeremy Swan ○ <u>Council assessment staff</u>: Nick Wilton
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report