

DATE OF DETERMINATION	17 December 2020
PANEL MEMBERS	Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, Dan Hayes
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 December 2020.

MATTER DETERMINED

PPSSTH-63 – Wagga Wagga – DA20/0476

336, 338, 340, 342 & 344 EDWARD STREET WAGGA WAGGA 2650

The application is for a single storey 1510m² building to accommodate a private integrated mental health facility providing both inpatient and outpatient facilities (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the revised conditions prepared by the Council and submitted to the Panel on 11 December 2020 with the following amendment:

- Amend Condition C8:

*Prior to the release of the Construction Certificate the applicant is to submit **for Council approval** amended plans that show the following:*





- The boundary fencing along the southern boundary as either 'see-through type' or no more than 1.1m high for a distance of 2.5m inside the property to the boundary with Cullen Road.*
- The recommendations and requirements of the Arboriculture Impact Assessment (AIA) prepared by Wade Ryan Contracting, dated 30/10/20. This site plan must be included in the Construction Certificate plan set and on-site at all times during construction.*
- The location of the replacement street tree. The location should be developed in consultation with Council's Supervisor Tree Planting and Management.*
- The location of any mechanical equipment (e.g. air conditioning units) associated with the ongoing operation of the premises. NOTE: these must be carefully located to mitigate potential impacts on the adjoining residential properties.*

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Traffic impacts on the junction of Cullen Road and Edward Street
- The boundary fence with adjoining landowners to the south
- Car parking
- Waste management

The panel considers that concerns raised by the community have been adequately addressed in the assessment report and recommended conditions of consent.

PANEL MEMBERS	
 Gordon Kirkby (Chair)	 Renata Brooks
 Tim Fletcher	 Dan Hayes

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-63 - Wagga Wagga City Council - DA20/0476
2	PROPOSED DEVELOPMENT	The application is for a single storey 1510m2 building to accommodate a private integrated mental health facility providing both inpatient and outpatient facilities.
3	STREET ADDRESS	336-344 Edward St, WAGGA WAGGA
4	APPLICANT/OWNER	Daryl Jackson Alastair Swayn Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Wagga Wagga Local Environmental Plan 2010 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 64 - Advertising and Signage 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: 23 November 2020 Written submissions during public exhibition: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: Wednesday, 11 November 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, Dan Hayes <u>Council assessment staff</u>: Sam Robins, Lani Hudson, Cameron Collins Final briefing to discuss council's recommendation: Tuesday, 8 December 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, Dan Hayes <u>Council assessment staff</u>: Sam Robins, Lani Hudson, Cameron Collins
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report