

DETERMINATION AND STATEMENT OF REASONS

WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	19 November 2021
DATE OF PANEL DECISION	19 November 2021
DATE OF PANEL MEETING	2 November 2021
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	Clr Christine Stead and Clr Rina Mercuri are conflicted due to Council interest in this application.

Papers circulated electronically on 14 October 2021.

MATTER DETERMINED

PPSWES-100 – Griffith – DA185-2021 at 9-13 Snaith Place Griffith for a subdivision (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.

The panel queried Council and the applicant during the final briefing relating to downstream drainage capacity and the need or otherwise for works to cater for the subdivision, in order to clarify how this matter was reported in the assessment report suggesting potential downstream detention basin and channel widening (response in Table 6.54 to DCP control 3.5(a), pg 14). The panel queried whether any upgrades were required to be in place prior to Subdivision Certificate for this development. Council's engineer provided a response that, whilst not directly responding to the question raised, suggests that based on Council's preferred and recommended overall stormwater management strategy in the wider catchment, condition 48 is adequate and no change to the conditions was considered necessary. The Panel accepts Council's knowledge and recommendation in this regard and is satisfied.

The panel commended Council, in its capacity as applicant, for progressing the proposal to provide additional land for housing within Griffith, the nature of the proposed new road and footpath system, the redevelopment of Dave Taylor Park and the opportunity for the provision of community facilities, which will benefit existing and future residents.

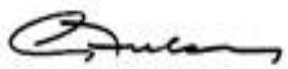


CONDITIONS

The development application was approved subject to the revised conditions received on 3 November 2021, which have been published on the planning portal. Changes from the original recommended conditions included:

- Correction to description of approved development in Condition (1), to refer to three (3) lots designated for multi-dwelling residential development;
- Addition to Condition (7), to requires trees approved for retention to be retained and protected;

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Sandra Hutton
 Graham Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-100 – Griffith – DA185-2021
2	PROPOSED DEVELOPMENT	Torrens Title Subdivision of Land
3	STREET ADDRESS	9-17 & 14-16 Snaith Place, 1-8 Thomas Place and 7-11 Heath Crescent, Griffith
4	APPLICANT/OWNER	Griffith City Council
5	TYPE OF REGIONAL DEVELOPMENT	Delegation under Section 377 of the Local Government Act
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: Nil • Draft environmental planning instruments: Nil • Development control plans: Nil • 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: 14 October 2021 • Revised conditions: 3 November 2021 • Council email on stormwater: 9 November 2021 • Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 5 October 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown ○ <u>Council assessment staff</u>: Steven Parisotto, Kerry Rourke

		<ul style="list-style-type: none"> ○ <u>Panel Secretariat</u>: Amanda Moylan • Final briefing to discuss council's recommendation: 2 November 2021 ○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown ○ <u>Council assessment staff</u>: Steven Parisotto, Kerry Rourke ○ <u>Applicant representatives</u>: Brett Stonestreet, Kelly McNicol ○ <u>Panel Secretariat</u>: Kim Holt, Amanda Moylan
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report