

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 26 October 2021 at 3.30pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER(S)**

PPSWES-107 – Cobar – DA2021/LD-00033

Maidens Avenue Cobar

Early Leaning Childcare Centre

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Garry Fielding (Chair), Sandra Hutton, Graham Brown, Lisa Schiff
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Clr Robert Sinclair and Clr Janine Lea-Barrett are conflicted as Cobar Shire Council is the applicant for the proposed development.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Garry Ryman
<b>PANEL SECRETARIAT</b>	Carolyn Hunt, Kim Holt

**KEY ISSUES DISCUSSED**

- Overview of proposed development
- Public consultation exhibition completed – no submissions received
- Prior consultation has been undertaken for the development of a Masterplan and adopted Plan of Management (Council land) for the site
- Plan of Management for the Crown land has not been adopted – carparking and some services proposed on this site. Consultation with Crown Lands may be required for works on this land
- Consolidation of Council owned land is currently being undertaken
- Stormwater design plans are being finalised directing stormwater to a discharge point – noting that the development site may need to be extended to include any additional lots
- Existing development on the site was identified and any potential risks associated with the proposed development are to be identified in the assessment report
- Additional approvals for on-street parking is being considered
- Consultation with Local Area Police has been undertaken, noting that the development does not form part of the Memorandum of Understanding for CPTED
- Assessment report is to include consideration of relevant SEPPs, include ISEPP and SEPP55 and SEEP (Education Establishments and Childcare Facilities)

**Planning Panels Secretariat**

- Assessment report to include development reference in masterplan overview and explanation of how the development fits into the masterplan
- Consideration of recommending a minimum car parking requirement for the development to manage multiple use on-street parking and provision of a footpath from carparking (drop-off/pick-up area) to the entry of the development
- Consideration of opportunities for north elevation and how it will interact with the street frontage and adjoining development interfaces and proposed future uses on the site identified in masterplan

**TENTATIVE DETERMINATION DATE SCHEDULED: TBC**