

<b>DATE OF DETERMINATION</b>	2 August 2022
<b>DATE OF PANEL DECISION</b>	2 August 2022
<b>DATE OF PANEL MEETING</b>	26 July 2022
<b>PANEL MEMBERS</b>	Garry Fielding (Chair), Sandra Hutton, Graham Brown and Lisa Schiff
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 19 July 2022.

#### **MATTER DETERMINED**

**PPSWES-107 – Cobar – DA2021/LD-00033**

Maidens Avenue, Cobar - Early Learning Childcare Centre (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**

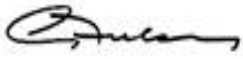
The development application was approved subject to the conditions in the council assessment report, with the addition of the following conditions:

- Condition 31 to ensure that all civil works approved under s138 of the *Roads Act 1993* are completed prior to the issuing of an Occupation Certificate for the proposed development. This is to include line marking of the proposed angle parking in Brennan Street and the provision of an accessible parking space in Brennan Street.
- Condition 32 to ensure that the Plan of Management for the proposed facility is finalised and adopted prior to the issuing of an Occupation Certificate, with the Plan of Management being appropriately communicated to all stakeholders during the operation of the facility.

#### **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**



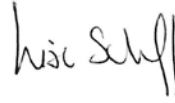
Garry Fielding (Chair)



Sandra Hutton



Graham Brown



Lisa Schiff

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-107 – Cobar – DA2021/LD-00033
2	PROPOSED DEVELOPMENT	Early Learning Childcare Centre.
3	STREET ADDRESS	Maidens Avenue, Cobar
4	APPLICANT/OWNER	Peter Vlatko / Cobar Shire Council
5	TYPE OF REGIONAL DEVELOPMENT	<b>Council related development over \$5 million</b>
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No. 55</li> <li>State Environmental Planning Policy No. 65</li> <li>Cobar Local Environmental Plan 2012</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: <b>19 July 2022</b></li> <li>Written submissions during public exhibition: Nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: 26 October 2021 <ul style="list-style-type: none"> <li><u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown, Lisa Schiff</li> <li><u>Council assessment staff</u>: Garry Ryman</li> </ul> </li> <li>Final briefing to discuss council's recommendation: 14 June 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown</li> <li><u>Council assessment staff</u>: Karen Warren</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	<b>Approval</b>
10	DRAFT CONDITIONS	Attached to the council assessment report