

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	23 December 2021
DATE OF PANEL DECISION	21 December 2021
DATE OF PANEL MEETING	21 December 2021
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Graham Brown, Bill West
APOLOGIES	None
DECLARATIONS OF INTEREST	Paul Devery declared a conflict of interest as he was present during meetings with the applicant.

Papers circulated electronically on 9 December 2021.

MATTER DETERMINED

PPSWES-119 – Cowra – DA112/2021 (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 the final briefings and during panel deliberations as 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 following reasons:



- The proposed development is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality.
- The proposed development is consistent with the objectives of the applicable Environmental Planning Instruments.
- The proposed development is permissible with development consent in the E2 Environmental Conservation Zone of the Cowra Local Environmental Plan 2012.

CONDITIONS

The development application was approved subject to the conditions in the council assessment, noting that the applicant as the Crown accepted all the recommended conditions.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Garry Fielding (Chair)	 Sandra Hutton



Graham Brown



Bill West

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSWES-119 – Cowra – DA112/2021
2	PROPOSED DEVELOPMENT	Replacement water treatment plant and associated infrastructure.
3	STREET ADDRESS	Lots 1 & 2 DP 857511, Lot 11 DP 1187055, Lot 2 DP 259087, Lot 66 DP 750378, Reg Hailstone Way, Wyangala Dam
4	APPLICANT/OWNER	Water Infrastructure NSW (Applicant) Crown Land (Owner)
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental planning instruments:<ul style="list-style-type: none">○ State Environmental Planning Policy No.55 – Remediation of Land;○ State Environmental Planning Policy (Infrastructure) 2007;○ State Environmental Planning Policy (State and Regional Development) 2011;○ Central West and Orana Regional Plan 2036; and○ Cowra Local Environmental Plan 2012• 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: 1 December 2021• Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none">• Final briefing to discuss council's recommendation: 21 December 2021<ul style="list-style-type: none">○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown, Bill West○ <u>Council assessment staff</u>: Larissa Hackett, Anthony Daintith, Glenn Oakley○ <u>Applicant representatives</u>: Lara Hess, Ray Anderson○ <u>DPIE</u>: Jane Gibbs
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report