

DETERMINATION AND STATEMENT OF REASONS

WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	8 August 2022
DATE OF PANEL DECISION	8 August 2022
DATE OF PANEL MEETING	2 August 2022
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 July 2022.

MATTER DETERMINED

PPSWES-122– Central Darling – D20/21

Maari Ma Community Health Facility Wilcannia - Bonney Street Wilcannia - Construction of a Community Health Facility for the Maari Ma Health Aboriginal Corporation to serve Wilcannia (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 Panel noted that the importance of the proposal to the community. The Panel acknowledged the applicants' verbal submission on conditions and Council's supplementary memo. In consideration of the information provided, the Panel supported the amended conditions provided in the supplementary memo.

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's supplementary report, dated 04 August 2022.

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-122 - Central Darling - D20/ 21
2	PROPOSED DEVELOPMENT	Construction of a Community Health Facility for the Maari Ma Health Aboriginal Corporation to serve Wilcannia.
3	STREET ADDRESS	Maari Ma Community Health Facility - Bonney Street Wilcannia
4	APPLICANT/OWNER	Maari Ma Health Aboriginal Corporation / Central Darling Shire Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related 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 (Planning Systems) 2021○ State Environmental Planning Policy (Resilience and Hazards) 2021○ Central Darling Local Environmental Plan 2012• Draft environmental planning instruments: Nil• Development control plans: Nil• Planning agreements: Yes• 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: 18 July 2022• List any council memo or supplementary report received: 4 August 2022• Written submissions during public exhibition: 0• Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none">• Briefing: 15 February 2022<ul style="list-style-type: none">○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown○ <u>Council assessment staff</u>: Glenda Dunn, Geoff Larn, Greg Hill○ <u>Blacktown Council assessment staff</u>: Judith Portelli, Alan Middlemiss○ <u>Applicant</u>: Cathy Dyer (Maari Ma), Andrew O'Loughlin, Mitchell Low and Cary Duffield (Troppo Architects)○ <u>DPE</u>: Amanda Moylan, Brianna Cheeseman• Briefing: 15 May 2022<ul style="list-style-type: none">○ <u>Panel members</u>: Graham Brown (Acting Chair), Sandra Hutton○ <u>Council assessment staff</u>: Glenda Dunn, Geoff Larn, Greg Hill, Reece Wilson

		<ul style="list-style-type: none"> ○ <u>Blacktown Council assessment staff</u>: Judith Portelli, Alan Middlemiss ○ <u>DPE</u>: Sung Pak, Holly McCann, Noelene Behrens (observing only) <ul style="list-style-type: none"> • Site inspection: 23 March 2022 <ul style="list-style-type: none"> ○ <u>Panel member</u>: Graham Brown • Final briefing to discuss council's recommendation: 02 August 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown ○ <u>Council assessment staff</u>: Glenda Dunn, Geoff Larn, Greg Hill ○ <u>Blacktown Council assessment staff</u>: Judith Portelli, Alan Middlemiss, Tony Merrilees, David Yee <u>DPE</u>: Carolyn Hunt, Tracey Gillett
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report