

DATE OF DETERMINATION	12 August 2022
DATE OF PANEL DECISION	11 August 2022
DATE OF PANEL MEETING	9 August 2022
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Sandra Hutton
APOLOGIES	Lisa Schiff
DECLARATIONS OF INTEREST	Robert Sinclair and Janie Lea-Barrett

Papers circulated electronically on 3 August 2022.

MATTER DETERMINED

PPSWES-139 – Cobar – DA-2021/LD-00046 – Maidens Avenue, Cobar (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 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 following amendments.

- Amend Condition 1 – third dot point – remove the sentence – ‘In the event of any inconsistency between conditions of this consent and documents referred to above, the conditions of this consent prevail.’, to read as follows:
 1. The development must be carried out in accordance with the documents listed below, except were amended by other conditions of this consent.
 - Architectural Drawings Package Dunn & Hillam Architects.
Job No. 21_305 Drawings:
 - DA 01-00 Rev A 21/04/2022
 - DA 01-01 Rev A 21/04/2022
 - DA 01-02 Rev A 21/04/2022
 - DA 01-03 Rev A 21/04/2022
 - DA 01-04 Rev A 21/04/2022
 - DA 01-05 Rev A 21/04/2022
 - DA 01-06 Rev - 21/04/2022
 - DA 01-07 Rev - 21/04/2022
 - DA 01-08 Rev - 21/04/2022
 - DA 01-09 Rev - 21/04/2022

- Arboricultural Impact Assessment prepared by Wade Ryan Contracting, Revision 21/04/2022 pages 1-14, Table 1 and Annexure 2.
- Civil Services drawings prepared by JHA Services Job No. 210365. Drawings dated October 2021.
 - C0000 Rev P3
 - C0001 Rev P3
 - C1000 Rev P3
 - C1010 Rev P3
 - C1100 Rev P3
 - C1101 Rev P3
 - C1200 Rev P3
 - C1201 Rev P3
 - C1202 Rev P3
 - C1400 Rev P3
 - C1401 Rev P3
 - C4000 Rev P3
 - C4100 Rev P3
 - C4300 Rev P3
 - C5000 Rev P3
 - C5010 Rev P3
 - C5200 Rev P3
 - C5400 Rev P3
 - C5401 Rev P3
- Amended Condition 29, to read as follows

29. It is a condition of this Consent that the base hours of operation for the Multi-Purpose Hall and associated activities shall be 7am to 10pm, seven days per week, unless otherwise provided by Condition 30.
- New Condition (and notation to be marked on the Architectural Drawings) –

36. To confirm and clarify the terms of this consent, the Sports Storage Shed is not included as part of this development consent.

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-139 – Cobar – DA-2021/LD-00046
2	PROPOSED DEVELOPMENT	Ward Oval Pavilions and Multi-Purpose Hall. Upgrade to Showground and Public Recreation Complex.
3	STREET ADDRESS	Maidens Avenue, Cobar
4	APPLICANT/OWNER	Cobar Shire Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - Cobar 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>: Sections 61 and 64 - 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	- Council Assessment Report: 3 August 2022 - List any council memo or supplementary report received: Nil - 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	- Applicant Briefing: 9 August 2022 <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton and Graham Brown <u>Applicant representatives</u>: Peter Vlatko <u>Note</u>: Applicant briefing was requested to provide the Panel with clarification and to respond to issues - Final briefing to discuss council's recommendation: 9 August 2022 <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton and Graham Brown <u>Council assessment staff</u>: Garry Ryman <u>Applicant representatives</u>: Neil Webster <u>DPE staff</u>: Carolyn Hunt and Tracey Gillett
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report