

DATE OF DETERMINATION	08 May 2023
DATE OF PANEL DECISION	08 May 2023
DATE OF PANEL MEETING	08 May 2023
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown and Donna Rygate
APOLOGIES	Russell Holden
DECLARATIONS OF INTEREST	Peter Shelley, Katie Dicker

Papers circulated electronically on 21 April 2023.

MATTER DETERMINED

PPSWES-161 - DA0111/2023 - Mid - Western Regional - Lot 2 DP1252505 62 Putta Bucca Road, PUTTA BUCCA (also identified as 58 Pitts Lane, PUTTA BUCCA, Sports Training and Accommodation Facility and associated works (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 development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report.
- A thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported, subject to conditions.
- The key issues as outlined in Section 5 have been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions at Attachment A.

CONDITIONS

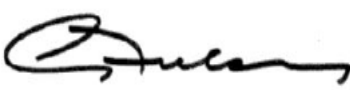
The development application was approved subject to the conditions in the council assessment report with minor amendments to Condition 16c, Condition 20 to include disability accessible parking spaces and Condition 29 for spelling error Principal.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered two written submissions made during public exhibition. The panel notes that issues of concern included:

- Noise impact to and from the proposed development.

The Panel considers concerns raised in submissions have been adequately addressed in the Assessment Report.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Donna Rygate
 Graham Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-161 - DA0111/2023 - Mid - Western
2	PROPOSED DEVELOPMENT	Sports Training and Accommodation Facility and associated works
3	STREET ADDRESS	Lot 2 DP1252505 62 Putta Bucca Road, PUTTA BUCCA (also identified as 58 Pitts Lane, PUTTA BUCCA
4	APPLICANT/OWNER	Mid-Western Regional 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 (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Mid-Western Regional Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - Mid-Western Regional Development Control Plan 2013 - 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	- Council assessment report: 21 April 2023 - Written submissions during public exhibition: 02

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Site Visit and Briefing: 21 March 2023 <u>Panel members</u>: Garry Fielding (Chair), Graham Brown and Donna Rygate <u>Council assessment staff</u>: Sarah Hopkins, Lindsay Dunstan, Shane Lewinski - Final briefing to discuss council's recommendation: 08 May 2023 <u>Panel members</u>: Garry Fielding (Chair), Graham Brown and Donna Rygate, <u>Council assessment staff</u>: Sarah Hopkins, Lindsay Dunstan, Shane Lewinski <u>Applicant</u>: Daniel Newman, Kylie Cooke
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report