

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	23 January 2024
DATE OF PANEL DECISION	23 January 2024
DATE OF PANEL MEETING	22 January 2024
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate, Lisa Schiff
APOLOGIES	Robert Sinclair, Janine Lea-Barrett
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 09 January 2024 (Council Assessment Report).

MATTER DETERMINED

PPSWES-193 - DA23/038 – Cobar, Lot 181, DP 1036962, 6 Nyngan Road, Cobar, the demolition of the existing “Coach House” shed and construction of a new coach house exhibition building, the construction of a colonnade, paved courtyard and outdoor exhibition with event and cinema capabilities and associated landscaping and site 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 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




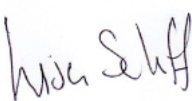
The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

CONDITIONS

The Development Application was approved subject to the updated conditions submitted before the Panel’s determination on 22 January 2024.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel noted no written submissions were made during public exhibition.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Graham Brown
 Donna Rygate	 Lisa Schiff

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-193 - DA23/038 – Cobar Shire Council
2	PROPOSED DEVELOPMENT	The demolition of the existing “Coach House” shed and construction of a new coach house exhibition building, the construction of a colonnade, paved courtyard and outdoor exhibition with event and cinema capabilities and associated landscaping and site works
3	STREET ADDRESS	Lot 181, DP 1036962, 6 Nyngan Road, Cobar
4	APPLICANT/OWNER	Applicant - Peter Vlatko, General Manager of Cobar Shire Council Owner – Cobar 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 (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Cobar Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: Nil Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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 with recommended conditions of consent. Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Council briefing: 17 October 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate, Lisa Schiff <u>Council assessment staff</u>: Garry Ryman

		<ul style="list-style-type: none"> 22 January 2024 - Final briefing to discuss council's recommendation: <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate, Lisa Schiff <u>Council assessment staff</u>: Garry Ryman
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report, as amended and submitted before the Panel's determination on 22 January 2024.