

DETERMINATION AND STATEMENT OF REASONS

WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	14 April 2020
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Louise Camenzuli
APOLOGIES	None
DECLARATIONS OF INTEREST	<p>Andrew Hutton declared a conflict of interest as panel member Sandra Hutton is his wife. To avoid any perceived conflict of interest, he withdrew from participation on the panel.</p> <p>Panel members Cr Peter Nunan, Cr Bill Wheeldon and Cr Susan Nicholls declared a conflict of interest. As the applicant for this development is Wentworth Shire Council all three members declared a conflict of interest.</p>

Papers circulated electronically between 5 April 2020 and 14 April 2020.

MATTER DETERMINED

PPSWES-29 – Wentworth – DA2019/161 at Silver City Highway Buronga for a Community Health Centre (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 panel determined to approve the application for the reasons outlined in the council assessment report and for the following additional reasons:




- The Panel supports the health services outcomes this new hub facility will provide within the community;
- The Panel commends the quality of the architectural design of the building and the landscaping outcomes proposed and that the proposal well considered and presented.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

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
 Louise Camenzuli	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-29 – Wentworth – DA2019/161
2	PROPOSED DEVELOPMENT	<p>Construction of a new Community Health Centre comprising of a single storey building, which contains 3 consulting rooms, 1 dental consulting room, 3 interview rooms, 1 bariatric treatment room, 2 group meeting rooms, 1 gym, open plan offices and staff facilities and reception, waiting areas and toilet facilities.</p> <p>The Community Health Centre will also include 2 ancillary car parks to accommodate 41 car spaces and 1 wash bay/trailer space. Two driveway cross-overs will be provided along the Pitman Avenue frontage to provide entry and exit points from the visitor and staff car parking area. A single crossover entry and exit point will be provided along Friel Street to provide access to the fleet car parking.</p>
3	STREET ADDRESS	Silver City Highway, Buronga – Lot 914 DP 756961
4	APPLICANT/OWNER	Crown Land Wentworth Shire Council as Trustee
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 State Environmental Planning Policy No.64 – Advertising and Signage Wentworth Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Wentworth Development Control Plan 2011 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: 25 March 2020 Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	Papers were circulated electronically between 5 April and 14 April 2020
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report