



# MINUTES

of the

**Wingecarribee**

**Local Planning Panel**

**Held via electronic circulation of papers pursuant to  
Clause 26, Schedule 2 of the Environmental Planning  
and Assessment Act, 1979.**

**Thursday 18 April 2024**

**MINUTES OF THE ELECTRONIC LOCAL PLANNING PANEL MEETING  
THURSDAY 18 APRIL 2024**

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<b>Present:</b>	Chairperson	Julie Walsh
	Expert	Linda Kelly
	Expert	Larissa Ozog
	Community Representative	Richard Colley
<b>In Attendance:</b>	Manager, Development Assessment and Regulation	Jon Shillito
	Acting Coordinator, Development Assessment Planning Consultant	Andre Vernez Kelly Coyne
	Executive Assistant Director Communities and Place	Leesa Stratford

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The Panel received a briefing via TEAMS prior to electronic determination.

**Council Officer Briefing**                      11:00 am – 12:45 pm

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**1      DECLARATIONS OF INTEREST**

There are no declarations of interest for the meeting.

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**DA 23/0072 Construction of an Industrial Building and a Chemical Storage Facility at 41-43 Pikkat Drive, Braemar**

**Reference:** 23/0072  
**Report Author:** Senior Development Assessment  
**Planner Authoriser:** Manager Development Assessment

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**PURPOSE**

This report presents development application 23/0072 for the Local Planning Panel's consideration and recommends determination by **APPROVAL** subject to the conditions specified in **Attachment 1**.

This application was previously reported to Wingecarribee Local Planning Panel (WLPP) on 27 September 2023 who deferred determination of the application subject to various items being actioned. Those items are discussed in further detail in Section 5 of this report.

1. *The Panel determines development application 23/0072 for the construction of an industrial building and a chemical storage facility development at 41-43 Pikkat Drive, Braemar be DEFERRED to enable the following to occur:*
  - a. *To seek concurrence from the Department of Planning and Environment-Water*
  - b. *Appropriate notification of the application has occurred in accordance with the regulations*
  - c. *The applicant to provide a more comprehensive description of the proposed development*
  - d. *Independent legal advice to be obtained on whether the proposed development is permissible.*
  - e. *The preparation by the applicant of a Plan of Management dealing with as a minimum*
    - *Site safety and security*
    - *Training of personnel / Workplace health and safety (WHS)*
    - *Management of hazards*
  - f. *Confirmation that the plan of subdivision has been registered*
  - g. *To clarify that one driveway will be entry point and other driveway an exit point.*
  - h. *To confirm that the issue of contamination has been adequately dealt with*
  - i. *To consider the design of the main entry to the office and its relationship to the disable parking space*
2. *Upon satisfaction of the above, a further report is to be provided to the Panel which may at the discretion of the Chair, be determine the application electronically.*

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**OFFICER'S RECCOMENDATION**

THAT the Local Planning Panel determines development application 23/0072 – Construction of an Industrial Building and a Chemical Storage Facility at 41-43 Pikkat Drive, Braemar by APPROVAL of consent for the reasons specified in the Council Officer's report.

**PANEL'S DETERMINATION**

*The panel determines that development application 23/0072 – Construction of an Industrial Building and a Chemical Storage Facility at 41-43 Pikkat Drive, Braemar be approved by way off DEFERRED COMMENCEMENT consent subject to the conditions in Attachment 1 to these minutes.*

**REASONS:**

The panel notes that the bulk of the items of concern in the Panel's deferral at the Local Planning Panel meeting held 27 September 2023 have been satisfied.

The Panel remains concerned about the satisfaction of items (e),(g) and (i) and has adjusted the conditions of consent to deal with this. Other minor adjustments have been made to the conditions for clarity.

**VOTING:**

UNANIMOUS

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