COUNCIL ASSESSMENT REPORT

|  |  |
| --- | --- |
| **Panel Reference** | **PPWES-206** |
| **DA Number** | **DA 2023/103 (PAN-367150)** |
| **LGA** | Broken Hill Regional Council |
| **Proposed Development** | Broken Hill Library Refurbishment |
| **Street Address** | 252 - 256 Argent Street & 243-259 Blende Street Broken Hill |
| **Applicant/Owner** | Broken Hill City Council |
| **Date of DA lodgement** | 30 October 2022 |
| **Total number of Submissions** **Number of Unique Objections** | * Nil
* Nil
 |
| **Recommendation** | **Approval subject to Conditions** |
| **Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011** | **State Environmental Planning Policy (Planning Systems) 2021****(Schedule 6(3) Council related development over $5 million)** |
| **List of all relevant s4.15(1)(a) matters** | * Section 4.15 of the Environmental Planning and Assessment Act 1979 including:
* SEPP (Planning Systems) 2021
* SEPP (Resilience and Hazards) 2021
* SEPP (Transport & Infrastructure) 2021
* SEPP (Industry and Employment) 2021
* Broken Hill LEP 2013
* Broken Hill DCP 2016
* Broken Hill Section 7.12 Contributions Plan
 |
| **List all documents submitted with this report for the Panel’s consideration** | i.e. :* Assessment Report
* Annexure A – Crown Lands Owner’s Consent Letter
* Annexure B - Copy of the NSW Government Gazette – 16 February 2024
* Annexure C – Conditions of Development Consent
 |
| **Clause 4.6 requests** | * Not applicable
 |
| **Summary of key submissions** | * Nil
 |
| **Report prepared by** | **Angelina Aversa-Morassut, Principal Planner – Planning Ingenuity****Prepared on behalf of Broken Hill Regional Council** |
| **Report date** | 19 February 2024 |
| **Summary of s4.15 matters**Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? | **Yes** |
| **Legislative clauses requiring consent authority satisfaction**Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | **Yes** |
| **Clause 4.6 Exceptions to development standards**If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? | **Not applicable** |
| **Special Infrastructure Contributions**Does the DA require Special Infrastructure Contributions conditions (S7.24)?*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | **Not applicable** |
| **Conditions**Have draft conditions been provided to the applicant for comment?*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council’s recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report* | **Yes** |