

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 12 March 2024 – 11.15am
LOCATION	MS Teams

BRIEFING MATTER

PPSWES-202 - DA2023/94 - Broken Hill

1 WARNOCK STREET BROKEN HILL

Redevelopment of Warnock Street Council operational works depot

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding Graham Brown
APOLOGIES	Donna Rygate
DECLARATIONS OF INTEREST	Jay Nankivell Tom Kennedy

COUNCIL STAFF	Angelina Aversa-Morassut (Consultant)
DPHI PANEL SECRETARIAT	Adam Iskander

KEY ISSUES DISCUSSED

- The DA plans (i.e. site plans, sections and elevations) and supporting documentation are deficient in providing the DA details required under the EP&A Regulation. Accordingly, and noting the 15 year timeframe for the proposed staged development of the site, the Panel considers that the current DA should be withdrawn and resubmitted as a Concept DA under section 4.22 of the EP&A Act. In submitting a Concept DA for the site the following matters should be addressed:
 - Further clarification required on recommendations provided in the contamination report.
 - Clarification required on what is being demolished/retained.
 - Acoustic and visual impacts require further assessment.
 - The interface between the works depot and the adjacent residential are should be more sensitively designed and treated.

DETERMINATION DATE: TBA