

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	05 March 2024
DATE OF PANEL DECISION	05 March 2024
DATE OF PANEL MEETING	05 March 2024
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate
APOLOGIES	None
DECLARATIONS OF INTEREST	Tom Kennedy and Jay Nankivell

Papers circulated electronically on 21 February 2024 (Council Assessment Report).

MATTER DETERMINED

PPSWES-206 - DA2023/103 – Broken Hill Regional Council

252 & 256 Argent Street, Broken Hill, 243 & 245 Blende Street, Broken Hill

Broken Hill Library Refurbishment

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 subject to conditions, pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The Panel's 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 conditions submitted in the Council Assessment Report.

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	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-206 - DA2023/103 – Broken Hill Regional Council
2	PROPOSED DEVELOPMENT	Broken Hill Library Refurbishment
3	STREET ADDRESS	252 & 256 Argent Street, Broken Hill, 243 & 245 Blende Street, Broken Hill
4	APPLICANT/OWNER	Broken Hill City 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"> SEPP (Planning Systems) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Transport & Infrastructure) 2021 SEPP (Industry and Employment) 2021 Broken Hill LEP 2013 Broken Hill Section 7.12 Contributions Plan Draft environmental planning instruments: Nil <ul style="list-style-type: none"> Broken Hill DCP 2016 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 dated 19 February 2024 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 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> 05 March 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 <u>Council assessment staff</u>: Angelina Aversa Morassut (Consultant) <u>Applicant</u>: Asad Nizamani
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report