

DETERMINATION AND STATEMENT OF REASONS

WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	2 April 2020
PANEL MEMBERS	Garry Field (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>James Roncon, Darriea Turley and Razija Nu'man all are officers or a Councillor of Broken Hill City Council. As the applicant for this development is Broken Hill City Council all three members declared a conflict of interest.</p>

Papers circulated electronically between 13 March 2020 and 2 April 2020.

MATTER DETERMINED

PPSWES-25 – Broken Hill – DA6/2020 at 256 Argent Street Broken Hill for the Broken Hill Cultural Precinct and Library & Archive (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.

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.	PPSES-25 – Broken Hill – DA6/2020
2	PROPOSED DEVELOPMENT	The proposed new Broken Hill Cultural Precinct and Library & Archive will be located at 256 Argent Street, Broken Hill. The proposal involves the development of a new two-storey library and archive facility, utilising part of the existing Charles Rasp Library and the Broken Hill Town Hall Facade. The Broken Hill Cultural Precinct and Library & Archive will activate the historic Town Hall Facade, and provide additional services such as a Council customer service desk, a public library square, facilities for children and youth, and a dedicated on-site carpark. The carpark is to be located at the existing police site, with the heritage listed buildings on the police site to be retained.
3	STREET ADDRESS	256 Argent 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"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 64 – Advertising and Signage Broken Hill Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Broken Hill Development Control Plan 2016 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: 11 March 2020 Council addendum: 1 April 2020 Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Papers were circulated electronically between 13 March 2020 and 2 April 2020
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report