

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSWES-49
DA Number	DA 115/2020
LGA	Broken Hill City Council
Proposed Development	Two storey Police Station, and associated garages, carports, parking spaces and landscaping
Street Address	80 Blende Street, BROKEN HILL NSW 2880
Applicant/Owner	BGIS / NSW Police Force, Police Property Group
Date of DA lodgement	15 September 2020
Total number of Submissions	• 1
Number of Unique Objections	• 1
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Crown development over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Broken Hill Local Environmental Plan 2013; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy (State and Regional Development) 2011; • Broken Hill Development Control Plan 2016
List all documents submitted with this report for the Panel's consideration	Assessment report Architectural Drawings; Gardner Wetherill Associates Land Survey; Sydney Surveyors Statement of Environmental Effects; Nolan Planning Architects Design Statement; Gardner Wetherill Associates Schedule of External Finishes; Gardner Wetherill Associates Landscape Plans; iScape Statement of Heritage Impact; Lynch Heritage Consulting Traffic Report; TTPA Acoustic Report; JHA Services BCA Report; BCA Vision Accessibility Report; Morris Goding Access Consulting Stormwater Management & Soil Erosion Sediment Control Plans; Birzulis Site Fire and Sewer Services Connection Plans; JHA Geotechnical Investigation Report; JK Geotechnics Detailed site investigation – environmental contamination; JKGeotechnics
Clause 4.6 requests	Not applicable
Summary of key submissions	1 submission received – objection – concern over loss of views and devaluation of property
Report prepared by	Tracey Stephens, Town Planner, Broken Hill City Council
Report date	27 November 2020

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?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

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)?

Not applicable

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

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