



DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	18 February 2021
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Clare Brown, Razija Numan
APOLOGIES	Darriea Turley
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 December 2020.

MATTER DETERMINED

PPSWES-49 – Broken Hill – DA115/2020 at 80 Blende Street Broken Hill for the construction of the Broken Hill Police Station (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. In this regard, the site is zoned 'B2 Local Centre' pursuant to the Broken Hill Local Environmental Plan 2013. Within this zone the proposed development is permissible with consent.

Overall, the proposed development has been assessed in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 and it is considered to be consistent with the relevant State Environmental Planning Policies, Broken Hill Local Environmental Plan 2013 and Development Control Plan 2016.

The proposed development is considered to have minimal impact on the natural and built environment and will result in no significant adverse social or economic impacts. Approval of the proposed development is considered to be in the public interest. Finally, the conditions of consent have been accepted by the applicant as the Crown.

CONDITIONS





The development application was approved subject to the conditions outlined in Schedule 2.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered the single written submission made during public exhibition. The panel notes that issues of concern included:

- View loss; and
- Devaluation of property

The panel considers that concerns raised in the submission have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Sandra Hutton
 Clare Brown	 Razija Numan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-49 – Broken Hill – DA115/2020
2	PROPOSED DEVELOPMENT	Two storey Police Station, and associated garages, carports, parking spaces and landscaping.
3	STREET ADDRESS	80 Blende Street, BROKEN HILL NSW 2880
4	APPLICANT/OWNER	BGIS / NSW Police Force, Police Property Group
5	TYPE OF REGIONAL DEVELOPMENT	Crown 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 No. 55 – Remediation of Land; ○ State Environmental Planning Policy (Infrastructure) 2007; ○ State Environmental Planning Policy (State and Regional Development) 2011; ○ 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: 8 December 2020 • Written submissions during public exhibition: 1 • Total unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 18 February 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Clare Brown, Razija Numan ○ <u>Council assessment staff</u>: Tracey Stephens ○ <u>Applicant representatives</u>: Lou Fornes, Meg Ryan, Lindsay Henry
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report