



DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	7 June 2021
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	George Weston, Emerson Doig, Greg O'Callaghan and Tracey Morris are conflicted due to Leeton Shire Council being the landowner and applicant for this development.

Papers circulated electronically on 18 May 2021.

MATTER DETERMINED

PPSWES-52 – Leeton – DA118/2020 at 114-118 Pine Avenue Leeton for the redevelopment of the Roxy Theatre as a new community facility (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 panel supports the assessments report's view that the proposed alterations and additions will not have any significant impacts on the front facades of the Roxy Theatre and Sharp's Building and agrees that the impact on the rear façades of both buildings will be satisfactory. Furthermore, the panel notes the support of well-regarded heritage consultants Stapleton Lucas and Partners for the proposed works to the interiors of both buildings.

Significantly, the panel notes the General Terms of Approval issued by the NSW Heritage Council for the project.




Finally, the panel commends Leeton Shire Council for its vision and wisdom in initiating and professionally progressing this outstanding community project. The manner by which the Council has engaged the community in planning and progressing this important heritage restoration and community project has been commendable.

CONDITIONS

The development application was approved subject to the conditions in the revised council assessment report dated 2 June 2021.

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
 Graham Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-52 – Leeton – DA118/2020
2	PROPOSED DEVELOPMENT	Alterations and Additions to the Roxy Theatre and Sharp's buildings; Advertising Signage and consolidation.
3	STREET ADDRESS	104-118 Pine Avenue, Leeton
4	APPLICANT/OWNER	Leeton Shire 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"> ◦ Leeton Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • 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: 18 May 2021 • Revised Council Assessment: 27 May 2021 • Revised Council Assessment: 2 June 2021 • Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 29 April 2021 <ul style="list-style-type: none"> ◦ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown ◦ <u>Council assessment staff</u>: Francois Van Der Berg, Sarah Nash
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report