

DETERMINATION AND STATEMENT OF REASONS

WESTERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	6 March 2018
PANEL MEMBERS	Gordon Kirkby (Chair), Ruth Fagan, Mark Grayson and Lindsay Mathieson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 26 February 2018 and 5 March 2018.

MATTER DETERMINED

2017WES010 – Dubbo – D17-501– Tourist and Visitor Accommodation– Lot 227 DP 753233, 6R Obley Road (Taronga Western Plains Zoo)
(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 the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was Unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The Panel is satisfied that the Council's assessment deals adequately with the matter for consideration under Section 79C (now Section 4.15) of the Act and supports approval of the application as per the recommendation and the draft conditions of consent.
- The Development if not considered likely to have any significant negative impacts on the environment or local amenity.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report

PANEL MEMBERS	
 Gordon Kirkby (Chair)	 Ruth Fagan
 Mark Grayson	 Lindsay Mathieson

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017WES010 – Dubbo – D17-501
2	PROPOSED DEVELOPMENT	Tourist and Visitor Accommodation
3	STREET ADDRESS	Lot 227 DP 753233, 6R Obley Road (Taronga Western Plains Zoo)
4	APPLICANT/OWNER	Zoological Parks Board NSW
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ◦ State Environmental Planning Policy (Infrastructure) 2007 • Draft environmental planning instruments: Dubbo Local Environmental Plan 2011 • Development control plans: Dubbo Development Control Plan 2013 • 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	• Council assessment report: 16 January 2018 • Written submissions during public exhibition: 0
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report