

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 20 November 2018 – 11.30am until 12:00pm Site inspection undertaken before meeting
LOCATION	Dubbo Regional Council, cnr Church & Darling St, Dubbo

BRIEFING MATTER(S)

2018WES001 – Dubbo - DA2017-671 - Lot 22 DP 230028 No.1 Church Street, Dubbo - Mixed Use Development comprising commercial premises (restaurant and bar) ground floor, 57 serviced apartments (floors 2 to 6), 27 shop top housing units (floors 7 to 13), plus parking over 4 levels, roof terrace, plus a 4 lot stratum subdivision and subsequent 84 lot strata title subdivision.

PANEL MEMBERS

IN ATTENDANCE	Gordon Kirkby (Chair), Mark Grayson, Ruth Fagan, Lindsay Mathieson, Josie Howard
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Darryll Quigley
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KEY ISSUES DISCUSSED

- Flood impacts including flood modelling for the site, flood levels and site evacuation
- Street tree removal and proposed offset planting along Macquarie River
- Treatment of blank facades (southern and eastern) and requirement for architectural or public art treatment to mitigate visual impacts. The Panel recommended a condition of consent be included requiring applicant to submit, for Council endorsement mitigation measures to be implemented
- Compliance with SEPP 65 and consistency with Apartment Design Guidelines
- Car parking provision, particularly for serviced apartments
- Acoustic treatment of units on Church Street potentially impacted by nearby hotel
- Shadow impacts on adjoining land
- Building setbacks
- Ground level pedestrian treatment in Church and Bligh Streets

TENTATIVE PANEL MEETING DATE: N/A - Panel agreed that the matter could proceed to electronic determination subject to the inclusion of a recommended condition of consent relating to treatment of blank facades:

The Applicant shall prepare and submit for the approval of Council Officers plans detailing architectural treatment or public art solutions to ameliorate the visual impact of the blank facades on the southern elevation (to level 6) and eastern elevation (to level 1). The plans are to be submitted and approved prior to the issue of a Construction Certificate.

Gordon Kirkby

Chair, Western Joint Regional Planning Panel