

DETERMINATION AND STATEMENT OF REASONS

WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	27 November 2018
PANEL MEMBERS	Gordon Kirkby (Chair), Mark Grayson, Ruth Fagan, Lindsay Mathieson, Josie Howard
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 21 November 2018 and 27 November 2018.

MATTER DETERMINED

2017SSH007 – Dubbo – DA2017-671 at 1 Church Street, Dubbo (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.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.



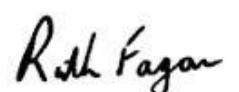


The decision was unanimous.

REASONS FOR THE DECISION

- The panel determined to approve the application for the reasons outlined in the council assessment report

CONDITIONS

The development application was approved subject to the revised conditions dated 22 November 2018 in the Council Assessment Report.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018WES001 – Dubbo - DA2017-671
2	PROPOSED DEVELOPMENT	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
3	STREET ADDRESS	1 Church Street, Dubbo
4	APPLICANT/OWNER	Icanso Pty & G H Dubbo Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 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 No. 65 – Design Quality of Residential Apartment Development (Apartment Design Guide) ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Dubbo Local Environmental Plan (LEP) 2011 ○ Draft Dubbo LEP 20177 (Housekeeping) gazette 26 October 2018 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Dubbo Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: clause 50 • 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: 29 October 2018 • Written submissions during public exhibition: Nil
8	PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Site inspection and briefing 20 November 2018 • Papers were circulated electronically between 20 November – 27 November 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report