

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 20 November 2018 – 12:00pm till 1:15pm Site inspection undertaken before briefing
LOCATION	Dubbo Regional Council, cnr Church & Darling St, Dubbo

BRIEFING MATTER(S)

2018WES010 – Dubbo – DA2018-179 – 216-236 Macquarie St, Dubbo – Mixed Use Development comprising: commercial premises, existing Bank Hotel and public entry - ground floor; carparking - Levels 1 and 2; offices - Levels 3 and 4; serviced apartments - Levels 5-9.

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
OTHER	

KEY ISSUES DISCUSSED

The Panel reviewed and discussed the plans currently on public exhibition. A number of concerns were raised by the Panel and Council planning staff have been requested to provide feedback to the Applicant on the following matters:

- The development is situated in an important block within the Dubbo CBD and will potentially dominate the streetscape, particularly the southern side of Macquarie Street. Therefore, it is important that the Applicant carefully consider the context and streetscape, particularly nearby heritage items, as the building, if approved will, set a benchmark in this part of the CBD moving forward.
- The Panel is concerned that the current proposal, particularly the scale of the Macquarie Street frontage, dominates the heritage listed Bank building. The bank Building curtilage is and should remain an important element in the new streetscape.
- Overshadowing of the buildings to the south of the site needs to be carefully considered. Current amended plans show significant shadowing for most of the day on June 21st.
- The relationship of the Southern Building with the heritage Bank Building needs to be reconsidered. The heavy white concrete balconies create a dominating vertical element that sits uncomfortably with the Bank Building. Consideration should be given to a greater setback of the serviced apartments above the commercial / car park podium and a different treatment of the balconies adjacent to the Bank Building.
- The façade treatment for the Macquarie Street frontage needs careful consideration.

It is recommended that Council engage and Urban Designer to review the plans and advise Council on any design improvements required.

TENTATIVE PANEL MEETING DATE: TBA