

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 April 2022, 2pm to 3.30pm Site inspection undertaken before briefing
LOCATION	8 Tony McGrane Place Dubbo

BRIEFING MATTER(S)

PPSWES-114 - Dubbo - D2021-569 – Lot 902 DP 1033617, 8 Tony McGrane Place, Dubbo – Recreational Facility (Indoor), which is defined as: *...a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.*

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Sandra Hutton, Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bo Moshage
OTHER	Sung Pak - DPE

KEY ISSUES DISCUSSED

- The proposed land use and its permissibility should be clarified.
- The proposed development is to be constructed in two stages. The first stage includes all structures and facilities except construction of retractable seatings, basketball courts and netball courts which will be at the second stage.
- The use of the car park and additional traffic generated by the proposed facility is not addressed in SEE and TIA.
- Traffic and site access issues around River Street should be clarified.
- Traffic report needs to be amended to address issues with traffic generation.
- Parking rates meet council's car parking requirements.
- Additional information regarding stormwater management and salinity issues are currently being reviewed by Council's Development Engineer and Environmental and Health Assessment team.
- Council is currently assessing a separate DA that is for the Early Works Carpark which adjoins the subject site. Council will finalise and determine the adjoining carpark DA prior to finalising its assessment report for the indoor recreational facility DA.

- Council is currently in the process of reclassifying the extension of River Street (from the site entry to Tony McGrane Place) from community land to operational land to enable its use as a public pedestrian thoroughfare.
- The submitted acoustic report should be amended to address noise attenuation from the use of the car park to ensure there's no adverse impact on the neighbouring childcare centre.
- A copy of the development consent for the Early Works Car Park DA is to be provided with Council's assessment report.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: June 2022

Planning Panels Secretariat

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