

## BRIEFING DETAILS

|                             |                                                                                                    |
|-----------------------------|----------------------------------------------------------------------------------------------------|
| <b>BRIEFING DATE / TIME</b> | Wednesday, 22 June 2022, 12:20pm – 12:45pm<br>Site inspection undertaken before applicant briefing |
| <b>LOCATION</b>             | 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

|                                 |                                                                                      |
|---------------------------------|--------------------------------------------------------------------------------------|
| <b>IN ATTENDANCE</b>            | Garry Fielding (Chair), Sandra Hutton, Graham Brown, Lindsay Mathieson, Josie Howard |
| <b>APOLOGIES</b>                | None                                                                                 |
| <b>DECLARATIONS OF INTEREST</b> | None                                                                                 |

## OTHER ATTENDEES

|                                  |                                                          |
|----------------------------------|----------------------------------------------------------|
| <b>COUNCIL ASSESSMENT STAFF</b>  | Bo Moshage                                               |
| <b>APPLICANT REPRESENTATIVES</b> | Neil Webster, Larry Melocco, James Buckley, David Walker |
| <b>DPE STAFF</b>                 | Sung Pak                                                 |

## KEY ISSUES DISCUSSED

- The applicants reviewed the draft conditions of consent and raised concerns regarding conditions B1, Payment of Contribution, and B4, Stormwater Management.
- The applicants requested that condition B1 be removed and condition B2 be delayed until Stage 2. They disagree with the amount of Council's contributions under the current framework.
- Council contends that the two conditions are necessary to provide necessary infrastructure for the proposal and therefore does not support the removal of the conditions. Council advised that it has obligations to meet and impose developer contributions under the s64 of the Local Government Act 1993 and Chapter 6, Part 2, Division 5 of the Water Management Act 2000.
- Council recommended the applicants provide relevant water usage, sewerage and traffic data from a similarly sized facility to compare and recalculate contributions.
- The applicants will provide a revised stormwater management plan and further information relevant to s7.11 developer contributions.

## Planning Panels Secretariat

- The Panel requested that the Council and the applicants have further discussions and seek to reach agreement regarding the 2 disputed conditions. Council is to provide details of these discussions and, as appropriate, revised draft conditions of consent within 14 days to the Panel Secretariat to enable an e-determination of the development application by the Panel.

## Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)