

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	28 September 2022
DATE OF PANEL DECISION	28 September 2022
DATE OF PANEL MEETING	27 September 2022
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Graham Brown, Lindsay Mathieson, Josie Howard
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 19 September 2022.

MATTER DETERMINED

PPSWES-114– Dubbo Regional Council – 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 (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 the site inspection listed at item 8 in Schedule 1.

Development application

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's assessment report of 20 May 2022 and its addendum report of 19 September 2022, noting the applicant's formal acceptance of the recommended conditions of consent on 12 September 2022.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of public concern were raised.

PANEL MEMBERS	
	
Garry Fielding (Chair)	Sandra Hutton

 Graham Brown	 Lindsay Mathieson
 Josie Howard	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-114 - Dubbo - D2021-569
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	Lot 902 DP 1033617, 8 Tony McGrane Place, Dubbo
4	APPLICANT/OWNER	Premise P/L on behalf of NSW Public Works / Charles Stuart University
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - SEPP (Resilience and Hazards) 2021 - SEPP (Transport and Infrastructure) 2021 - SEPP (Planning Systems) 2021 - Dubbo Local Environmental Plan 2022 - Dubbo Development Control Plan 2013 - 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	- Council assessment report: 20 May 2022 - Council supplementary assessment report: 19 September 2022 - Emailed acceptance of conditions by applicant: 12 September 2022
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 5 April 2022 - Panel members: Garry Fielding (Chair), Sandra Hutton, Graham Brown, Lindsay Mathieson, Josie Howard - Council assessment staff: Bo Moshage - DPE: Sung Pak - Site inspection 22 June 2022

		- o <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown, Lindsay Mathieson, Josie Howard - o <u>Council assessment staff</u>: Bo Moshage - o <u>DPE</u>: Sung Pak • Applicant briefing: 22 June 2022 - o <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown, Lindsay Mathieson, Josie Howard - o <u>Council assessment staff</u>: Bo Moshage - o <u>Applicant</u>: Neil Webster, Larry Melocco, James Buckley and David Walker - o <u>DPE</u>: Sung Pak • Final briefing to discuss council's recommendation: 27 September 2022 - o <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown, Lindsay Mathieson, Josie Howard - o <u>Council assessment staff</u>: Bo Moshage - o <u>DPE</u>: Sung Pak
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council supplementary report dated 19 September 2022