COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | **PPSWES-143** | |
| **DA Number** | **D22-356** | |
| **LGA** | **Dubbo Regional** | |
| **Proposed Development** | **Public Administration Building and Consolidation/boundary adjustment** | |
| **Street Address** | **37 Carrington Avenue, Dubbo** | |
| **Applicant/Owner** | Property NSW (Applicant and owner) | |
| **Date of DA lodgement** | 25 July 2022 | |
| **Total number of Submissions**  **Number of Unique Objections** | Four (4) | |
| **Recommendation** | **Approval** | |
| **Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021** | **Crown development over $5 million** | |
| **List of all relevant s4.15(1)(a) matters** | * SEPP (Planning Systems) 2021 – Chapter 2 State and Regional Development * SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land * SEPP (Transport and Infrastructure) – Chapter 2 Infrastructure * Dubbo Regional LEP 2022 * Dubbo DCP 2013 | |
| **List all documents submitted with this report for the Panel’s consideration** | * Attachment A: Draft Conditions of consent * Attachment B: Approval from the Crown (applicant) for imposition of Conditions * Attachment C: Architectural Plans | |
| **Clause 4.6 requests** | N/A | |
| **Summary of key submissions** | * Sufficient off-street car parking * Impacts on adjoining radio station | |
| **Report prepared by** | **Shaun Reynolds** | |
| **Report date** | 23 March 2023 | |
| **Summary of s4.15 matters**  Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? | | **Yes** | |
| **Legislative clauses requiring consent authority satisfaction**  Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?  *e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | | **Yes** | |
| **Clause 4.6 Exceptions to development standards**  If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? | | **Not applicable** | |
| **Special Infrastructure Contributions**  Does the DA require Special Infrastructure Contributions conditions (S7.24)?  *Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | | **Not applicable** | |
| **Conditions**  Have draft conditions been provided to the applicant for comment?  *Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council’s recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report* | | **Yes** | |