

**BRIEFING DETAILS**

<b>SITE INSPECTION DATE / TIME</b>	Tuesday, 28 February 2023 – 2.30pm
<b>LOCATION</b>	216-236 Macquarie Street, Dubbo
<b>BRIEFING DATE / TIME</b>	Tuesday, 28 February 2023 – 3.30pm
<b>LOCATION</b>	Dubbo Council

**BRIEFING MATTER(S)**

PPSWES-162 - D2022-596 - Dubbo Regional - 216-236 Macquarie Street, Dubbo, Commercial Premises (8Tenancies), Existing Bank Hotel, Hotel (162 Rooms), Shop Top Housing (41 Apartments), Stratum Subdivision (3 Lots), Commercial Strata Subdivision (9 Lots) and Residential Strata Subdivision (42 Lots)

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Garry Fielding (Briefing only) Graham Brown Donna Rygate Lindsay Mathieson Josie Howard
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

<b>COUNCIL STAFF</b>	Bo Moshage
<b>DPE PANEL SECRETARIAT</b>	Sung Pak

**KEY ISSUES DISCUSSED**

- Unarticulated façade presentation of hotel component's eastern elevation (6 levels) is of concern. Consideration be given to its redesign to incorporate façade presentation similar to western elevation.
- Consideration be given to Public Art within the proposed development.
- Council's heritage advisor's satisfaction with the proposal noted.
- Site's vehicular ingress and egress from Serisier Street and Bank Street noted. Currently awaiting Council engineer's comments.
- Potential pedestrian/motor vehicle conflict in The Old Bank Lane.

**Planning Panels Secretariat**

- Crime Prevention Through Environmental Design (CPTED) to be addressed - retail uses around heritage building need to be carefully designed.
- Solar access to adjoining buildings will be reduced but direct solar access will still be greater than 3 hours.
- Strategic planning advice on Dubbo CBD – awaiting comments.
- The applicant and Council’s heritage advisor to be invited to next briefing meeting.

**NEXT BRIEFING DATE: WEDNESDAY 12 APRIL 2023**

**DETERMINATION DATE – to be confirmed at next briefing meeting**