

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 18 April 2023 – 10am
<b>LOCATION</b>	Teleconference

#### 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 (Chair), Graham Brown, Donna Rygate, Lindsay Mathieson
<b>APOLOGIES</b>	Josie Howard
<b>DECLARATIONS OF INTEREST</b>	Nil

<b>COUNCIL STAFF</b>	Bo Moshage
<b>APPLICANT</b>	Helen Saunders, Michael Noonon and Nick Chevalley from Maas Group, Richard Foley and Mile Miocinovic from Stuff Studio
<b>DPE PANEL SECRETARIAT</b>	Sung Pak and Suzie Jattan

#### KEY ISSUES DISCUSSED

##### Council Briefing:

- Matters raised at the previous briefing regarding building design and articulation, façade and blank wall treatments of eastern elevation and other urban design issues have been forwarded to Council's to Heritage Advisor for formal comments.
- Site and pedestrian access – referred to traffic engineers and waiting for comments.
- Council is satisfied with the information provided addressing Crime Prevention Through Environmental Design Principles.
- Two submissions expressed concerns on losing solar access to adjoining buildings. The proposal meets the requirement of the minimum 3 hours of direct solar access provision for adjoining properties in Council's code.
- The vision for the CBD – waiting for comments from Strategic Planning section.

#### Planning Panels Secretariat

Applicant Briefing:

- The applicant's architect outlined the design approach adopted to respect the heritage-listed old bank building to ensure it would sit proud in the Macquarie Street streetscape. Council's Heritage Advisor's support for this approach was noted by the Panel.
- The applicant will consider reorientating the 6 levels of the hotel rooms in the eastern elevation to achieve a similar presentation as the western elevation, thereby providing a more articulated design approach for this portion of the building. Such a redesign is encouraged by the Panel.
- The proposed mixed vehicular/pedestrian treatment of Old Bank Lane to accommodate the hotel's entrance lobby and the apartment lobby is strongly preferred by the project architect over such entrances occurring from Macquarie Street.

**DETERMINATION DATE – TO BE ANNOUNCED**