

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

| | |
|---------------------------------|---|
| DATE OF DETERMINATION | 16 May 2025 |
| DATE OF PANEL DECISION | 13 May 2025 |
| PANEL MEMBERS | Garry Fielding (Chair), Donna Rygate, Tim Nichols, Josie Howard |
| APOLOGIES | Graham Brown |
| DECLARATIONS OF INTEREST | None |

Papers circulated electronically on 7 May 2025.

MATTER DETERMINED

PPSWES-174 – Dubbo – D23-140 at 40 Cobbora Road, Dubbo – Mixed Use Development – Concept Plan Stage 1 – Health Services Facility (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 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

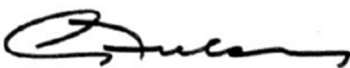



The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

CONDITIONS

The Development Application was approved subject to Council's revised conditions as uploaded to the NSW Planning Portal on 13 May 2025.

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 concern were raised.

| PANEL MEMBERS | |
|---|--|
|  Garry Fielding (Chair) |  Josie Howard |
|  Donna Rygate |  Tim Nichols |

| SCHEDULE 1 | | |
|------------|---|---|
| 1 | PANEL REF – LGA – DA NO. | PPSWES-174 – Dubbo – D23-140 |
| 2 | PROPOSED DEVELOPMENT | Mixed Use Development – Concept Plan Stage 1 – Health Services Facility |
| 3 | STREET ADDRESS | 40 Cobbora Road, Dubbo |
| 4 | APPLICANT OWNER | Knight Frank Town Planning Lauson Investments Pty Ltd |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Private infrastructure and community facilities over \$5 million |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Regional Local Environmental Plan 2022 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Dubbo Development Control Plan 2013 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil 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 | <ul style="list-style-type: none"> Council Assessment Report: 6 May 2025 Written submissions during public exhibition: 0 |
| 8 | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> Briefing: 29 August 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Donna Rygate, Graham Brown, Lindsay Mathieson, Josie Howard <u>Council assessment staff</u>: Shaun Reynolds, Tracie Smart <u>Department staff</u>: George Dojas, Adam Iskander, Suzie Jattan Final briefing to discuss council's recommendation: 13 May 2025 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate, Josie Howard, Tim Nichols <u>Council assessment staff</u>: Shaun Reynolds, Tracie Smart <u>Applicant representatives</u>: Nicholas Cavallo, Bill Lozevski, Mark Grayson, Sulakshni Jayawickrama, Joekarl Diaz, Howard Laughton <u>Department staff</u>: Lillian Charlesworth, Jade Buckman |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the Council Assessment Report – as revised by Council and uploaded to the NSW Planning Portal on 13 May 2025 |