

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	14 September 2023
DATE OF PANEL DECISION	14 September 2023
DATE OF PANEL MEETING	12 September 2023
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Sue Francis, Lindsay Mathieson and Josie Howard.
APOLOGIES	Donna Rygate
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 5 September 2023.

MATTER DETERMINED

PPSWES-188 – Dubbo Regional – D23-213 at Lot 2 DP 1073902, 30L Boothenba Road, Dubbo – Extension to existing Animal Shelter involving single storey large warehouse and skillion roofed administrative building (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.

DETERMINATION

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.



- The proposed development is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality.
- The proposed development is consistent with the objectives of the applicable Environmental Planning Instruments, Development Control Plan 2013 and Council policies.


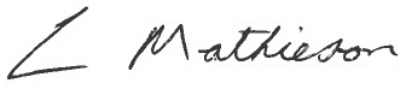

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report except for the deletion of the Statement of Environmental Effects from Condition A1.

CONSIDERATION OF COMMUNITY VIEWS

The Panel noted there were no submissions during public exhibition of the proposal.

PANEL MEMBERS	
	
Garry Fielding (Chair)	Graham Brown

 Sue Francis	 Lindsay Mathieson
 Josie Howard	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-188 - Dubbo Regional – D23-213
2	PROPOSED DEVELOPMENT	The development application (D23-213) seeks consent for the expansion of the Dubbo City Animal Shelter. The Dubbo City Animal Shelter receives, houses and cares for lost/stray domestic animals. The proposed development will be undertaken over two (2) stages.
3	STREET ADDRESS	30L Boothenba Road, Dubbo
4	APPLICANT/OWNER	Figgis & Jefferson Tapa Pty Ltd/Dubbo Regional Council
5	TYPE OF REGIONAL DEVELOPMENT	Council development 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 (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Dubbo 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</i>

		<p><i>and Assessment Act 1979 or regulations</i></p> <ul style="list-style-type: none"> • 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: 5 September 2023 • Statement of Environmental Effects (June 2023) • Architectural Drawings (13/6/2023) • List any council memo or supplementary report received: Nil • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 12 September 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Sue Francis, Lindsay Mathieson and Josie Howard ○ <u>Council assessment staff</u>: Shaun Reynolds ○ <u>Applicant representatives</u>: Jeffrey Chan, Ian Whipple, Koshala Singhapura, Luke Carruthers, Nigel, Robyn, Helen Eyre
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attachment A - submitted with Council Assessment Report