

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	26 June 2024
DATE OF PANEL DECISION	26 June 2024
DATE OF PANEL MEETING	25 June 2024
PANEL MEMBERS	Garry Fielding - Chair, Donna Rygate, Sue Francis
APOLOGIES	Josie Howard, Graham Brown, Tim Nichols
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 18 June 2024.

MATTER DETERMINED

PPSWES-205 - D2023-492 – Dubbo Regional
141 SHERATON ROAD DUBBO

Educational Establishment School, New two storey primary building comprised of twelve classrooms, four complimentary withdrawal rooms, four toilet blocks across the two floors.

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 and 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



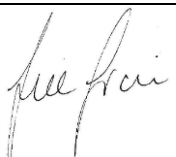
The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the revised conditions of consent dated 25 June 2024.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel noted no written submissions were made during public exhibition.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Donna Rygate
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-205 - D2023-492 – Dubbo Regional
2	PROPOSED DEVELOPMENT	Educational Establishment School, New two storey primary building comprised of twelve classrooms, four complimentary withdrawal rooms, four toilet blocks across the two floors.
3	STREET ADDRESS	141 SHERATON ROAD DUBBO
4	APPLICANT/OWNER	Applicant - Stanton Dahl Architects Owner - Berakah Christian Education Ltd
5	TYPE OF REGIONAL DEVELOPMENT	SEPP (Planning Systems) 2021, Schedule 6, Clause 5(b) Private infrastructure and community facilities over \$5 million ... educational establishments
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Resilience & Hazards) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • Dubbo Regional Local Environmental Plan 2022 • Draft environmental planning instruments: Nil • Development control plans: • Dubbo Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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: 14 June 2024 • Draft Conditions of consent • Proposed Primary Site Plan, Drawing No. DA04, Revision C, dated 23/02/2024 • Ground Floor Plan, Drawing No. DA06, Revision C, dated 23/02/2024 • First Floor Plan, Drawing No. DA07, revision C, dated 23/02/2024 • Elevations, Drawing No. DA09, Revision C, dated 23/02/2024 • Gate Schedule, Drawing No. DA13, Revision C, dated 23/02/2024 • 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: 25 June 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding - Chair, Donna Rygate, Sue Francis, ○ <u>Council assessment staff</u>: Tracie Smart, Shaun Reynolds ○ <u>Applicant</u>: Nica Schuetzmann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report