

DETERMINATION AND STATEMENT OF REASONS

WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	21 November 2024
DATE OF PANEL DECISION	19 November 2024
PANEL MEMBERS	Garry Fielding (Chair), Donna Rygate, Kim Johnston
APOLOGIES	Josie Howard and Graham Brown
DECLARATIONS OF INTEREST	Tim Nicols

Papers circulated electronically on 5 November 2024.

MATTER DETERMINED

PPSWES-220 – Dubbo Regional – D2024-96 at 6R Obley Road, Dubbo – function centre, restaurant and accommodation (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 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 the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the one (1) written submission made during public exhibition. The Panel notes that the single issue of concern was the impact of the proposed development on the nearby Dubbo Observatory.

The Panel considers that the issue of concern has been adequately addressed in the Assessment Report and through the recommended conditions of consent.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Donna Rygate
 Kim Johnston	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-220 – Dubbo Regional – D2024-96
2	PROPOSED DEVELOPMENT	Function Centre, Restaurant, and accommodation (20 units)
3	STREET ADDRESS	Lot 192, 196, 207 DP 753233 & Lot 3 DP 72126, Obley / Camp Roads Dubbo
4	APPLICANT OWNER	Taronga Conservation Society Australia Zoological Parks Board of NSW T/as Taronga Western Plains Zoo
5	TYPE OF REGIONAL DEVELOPMENT	Crown 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 (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 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: 29 October 2024 Written submissions during public exhibition: one
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing to discuss council's recommendation: 19 November 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Donna Rygate, Kim Johnston <u>Council assessment staff</u>: Josh Smith <u>Department staff</u>: Adam Iskander Applicant Briefing: 19 November 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Donna Rygate, Kim Johnston <u>Council assessment staff</u>: Josh Smith <u>Applicant representatives</u>: Jim Sarantzouklis, Ed Ramon Kane and Terry Lyons <u>Department staff</u>: Adam Iskander
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report