

<b>DATE OF DEFFERAL</b>	12 June 2024
<b>DATE OF PANEL MEETING</b>	05 June 2024
<b>PANEL MEMBERS</b>	Donna Rygate – Acting Chair, Brian Kirk, Susan Budd, Tim Nicolas, Josie Howard
<b>APOLOGIES</b>	Garry Fielding, Graham Brown
<b>DECLARATIONS OF INTEREST</b>	Nil

Papers circulated electronically on 09 May 2023.

**MATTER DEFERRED**

**PPSWES-221 - D23-672 – Dubbo Regional Council**

**Lot 8 DP 863685, 475 Wheelers Lane, Dubbo**

Demolition of Seven (7) Dwellings and Construction of a Group Home comprising thirteen (13) dwellings, Torrens title subdivision (4 Lots) and Community title subdivision (13 Lots).

**REASONS FOR DEFERRAL**

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings listed at item 8 in Schedule 1.

The Panel agreed to defer the matter to allow for the provision and assessment of required information as listed below:

Traffic/Parking

Concerns were raised with the submitted Traffic Impact Report (prepared by Loka Consulting Engineers dated 25 October 2023), primarily that traffic generation and parking requirements have been likened to those of residential dwellings, and are not reflective of the group homes for which consent is being sought. Specific concerns included:

- The Traffic Impact Report identifies 25 staff would be on site, whereas the Statement of Environmental Effects (SEE) alludes to 30 staff.
- Staff changeover has not been considered. For example, where it is identified there will be two (2) staff on site for each villa, there would be periods where this may increase to four (4) based on the changeover periods, thereby potentially 4 vehicles required to be parked at each Unit. How will this be accommodated.
- Each villa provides for four (4) parking spaces, two (2) in the double garage, and two (2) in each driveway forward of respective Units. The reality however is that only a maximum of one (1) vehicle would likely park in the garage, reducing the number of parking spaces per Unit to 3. Potentially not enough parking spaces in terms of staff changeover.
- Staff on shift would occupy these parking spaces. The new staff would need to park on the street so that the previous staff can exit their vehicles when their shift is over. Would those new staff then have the ability to move their vehicles into the off-street parking areas during their shift, or would vehicles be left on the street until their shift concludes?
- What additional parking provision has been made for maintenance/cleaning staff and visitors?

It was recommended that a supplementary Traffic Impact Report be provided that accurately considers staff numbers and parking requirements and addresses the above considerations, including details of management arrangements to minimise on-street parking impacts.

Upon submission of the amended Traffic Impact Report, this is to be referred to Council Engineers to review.

Landscaping

Additional landscaping could be provided on the eastern boundary of units adjacent to other residential property on Wheelers Lane. Hedging is provided on the southern boundary of Lot/Unit 12, as well as the eastern boundary of Lot/Unit 5, and partially along eastern boundary of Lot/Unit 11. Additional could be provided for Lot/Unit 11, as well as Lot/Unit 7.

An amended landscape plans prior to determination incorporating the above features, or condition that amended Landscape Plans be provided prior to the issue of the relevant Construction Certificate, for approval by Dubbo Regional Council.

Plan of Management/Community Management Plan

Noting the above parking considerations, and the other management issues raised in submissions, submission of a Plan of Management was suggested. Any Plan of Management should include a clause that there be an annual review of this Plan of Management by the custodian of it with any changes to be submitted to Council.

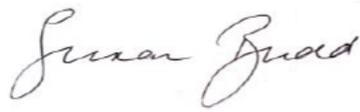
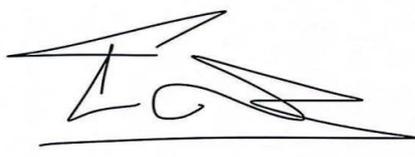
The decision to defer the matter was unanimous.

**ACTIONS**

Council is requested to provide a revised assessment report responding to the matters listed above, with the report being uploaded to the Planning Portal by 06 August 2024 so the Panel can meet on 20 August 2024 to determine the application at a time to be advised.

When the revised assessment report is received the Panel will determine the application by way of electronic determination.

If the outstanding information is not provided by 06 August 2024 the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Donna Rygate (Acting Chair)	 Susan Budd
 Brian Kirk	 Tim Nicolas
 Josie Howard	

**SCHEDULE 1**

<b>1</b>	<b>PANEL REF – LGA – DA NO.</b>	PPSWES-221 - D23-672 – Dubbo Regional Council
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	Demolition of Seven (7) Dwellings and Construction of a Group Home comprising thirteen (13) dwellings, Torrens title subdivision (4 Lots) and Community title subdivision (13 Lots)
<b>3</b>	<b>STREET ADDRESS</b>	Lot 8 DP 863685, 475 Wheelers Lane, Dubbo
<b>4</b>	<b>APPLICANT/OWNER</b>	Applicant: The Trustee for Excelsior Housing Investment Property Trust Owner: Excelsior Housing 2 Pty Ltd
<b>5</b>	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Clause 5, Schedule 6 of the SRD SEPP: Private Infrastructure and Community Facilities (group homes) over \$5 million
<b>6</b>	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Planning Systems) 2021</li> <li>• State Environmental Planning Policy (Housing) 2021</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>• Dubbo Regional Local Environmental Plan 2022</li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans:</li> <li>• Dubbo Development Control Plan 2013</li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
<b>7</b>	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 09 May 2024</li> <li>• Draft Conditions of consent</li> <li>• Statement of Environmental Effects, prepared by Kennedy Associates Architects</li> <li>• Architectural Plans, prepared by Kennedy Associates Architects</li> <li>• Civil Engineering Plans, prepared by Barnson P/L</li> <li>• Landscaping Plans, prepared by Barnson P/L</li> <li>• Traffic Impact Report, prepared by Lok Consulting Engineers</li> <li>• BASIX Assessment Report, prepared by ADP Consulting</li> <li>• BASIX Certificate, prepared by ADP Consulting</li> <li>• NatHERS Summary, prepared by ADP Consulting</li> <li>• NatHERS Certificates, prepared by ADP Consulting</li> <li>• Tree Report, prepared by Dubbo Tree Service</li> <li>• Hazardous Material Survey, prepared by Nova Enviro P/L</li> <li>• Geotechnical Investigation Report, prepared by Barnson P/L</li> <li>• Acoustic Report, prepared by ADP Consulting</li> <li>• Infrastructure Plan prepared by Kennedy Associates Architects</li> <li>• Survey, prepared by Barnson P/L</li> <li>• Written submissions during public exhibition: 4</li> </ul>

8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Final briefing to discuss council’s recommendation: 04 June 2024 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Donna Rygate – Acting Chair, Brian Kirk, Susan Budd, Tim Nicolas, Josie Howard</li> <li>○ <u>Council assessment staff</u>: Shaun Reynolds</li> <li>○ <u>Applicant</u>: Joe Aloe, Kurt Davenport, Brandan Weeks</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report