

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	Graham Brown and Josie Howard
DECLARATIONS OF INTEREST	Tim Nichols declared through the portal a conflict of interest because the consultant (Jim Sarantzouklis – Barnsons) is a friend of his.

Papers circulated electronically on 19 June 2024.

MATTER DETERMINED

PPSWES-226 - D2024-80 – Dubbo Regional

Lot 53 DP 259660 2 Coronation Drive, Dubbo, Information and education facility

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.



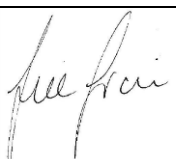
CONDITIONS

The development application was approved subject to the revised conditions dated 25 June 2024, with the following amendments –

- Include additional conditions 6 and 7 under *Occupation and Ongoing Use*, as follows:
 - (6) The development shall operate in accordance with the operational project details and environmental safeguards as identified in the Operational Management Plan Wiradjuri Tourism Exhibition Centre, prepared by Barnson, dated 22 January 2024.
{Reason: To ensure the development operates in accordance with the proposed development assessed, and to minimise impacts on neighbouring property}
 - (7) Noise from the development (LAeq) shall not exceed the background (LA90) by more than 5dB(A) at any time, when measured at the most affected residence.
{Reason: To prevent noise becoming a nuisance}
- *General conditions* – Condition 3: Amend first sentence to delete reference to dwelling and change to a generic building reference;
- *Before Issue of a Construction Certificate* – Condition 6: Amend first paragraph to correct spelling error. Should reference road reserve, not rod reserve.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel noted that 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-226 - D2024-80 – Dubbo Regional
2	PROPOSED DEVELOPMENT	Information and education facility
3	STREET ADDRESS	Lot 53 DP 259660 2 Coronation Drive, Dubbo
4	APPLICANT/OWNER	Applicant – Dubbo Regional Council, Owner – Dubbo Regional Council
5	TYPE OF REGIONAL DEVELOPMENT	Clause 3, Schedule 6 of the Planning Systems SEPP: Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <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 (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• Council addendum report: 25 June 2024• Draft Conditions of consent• Revised conditions of consent: 25 June 2024• Statement of Environmental Effects, prepared by Longitude Planning Pty Ltd• Architectural Plans, prepared by Peter Stutchbury Architecture

		<ul style="list-style-type: none"> • Civil Engineering Plans, prepared by TTW Engineering • Hydraulics Plan, prepared by TTW Engineering • Landscaping Plans, prepared by Yerrabingin Landscape Architect • Survey Plan, prepared by Barnson • Traffic Impact Assessment, prepared by TTW Engineering • NCC Assessment Report, prepared by Credwell Consulting Pty Ltd • Site Contamination Investigation, prepared by Barnson • Operational Management Plan, prepared by Barnson • Lighting Design, prepared by Steensen Varming • Waste Management Plan, prepared by Barnson • 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>: Shaun Reynolds ○ <u>Applicant</u>: Jim Sarantzouklis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report