

Record of Preliminary Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-263 – D2024-360 – 37-39 Carrington Avenue, Dubbo
APPLICANT OWNER	Vanessa Stacy Property NSW
APPLICATION TYPE	Crown Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 4, Schedule 6 of the Planning Systems SEPP: Crown Development with an estimated development cost of more than \$5 million
KEY SEPP/LEP	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Dubbo Regional Local Environmental Plan 2022
CIV	\$28,596,225.00 (excluding GST)
BRIEFING DATE	28 January 2025

ATTENDEES

APPLICANT	Vanessa Stacy Derek Scott Matthew Thorne Jack Morrissey Barnaby Hartford-Davis
PANEL MEMBERS	Garry Fielding Graham Brown Donna Rygate Tim Nichols
DECLARATION OF INTEREST	Josie Howard
COUNCIL OFFICER(S)	Josh Smith
CASE MANAGER	Lillian Charlesworth

DA LODGED: 29 August 2024

DAYS SINCE LODGEMENT: 152

TENTATIVE PANEL BRIEFING DATE: TBD in consultation with council

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel notes the applicant presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- RFI issued, response due 13 Feb
- A contribution will be conditioned in lieu of a shortfall of 20 parking spaces and formal acceptance of this by the applicant is to be provided to Council
- Public parking availability in the area
- 7 x agencies will utilise the building i.e. TfNSW, DPHI, Premiers, Education, DCS, Aboriginal Housing, Family & Community Services. Matter raised regarding suitability of security.
- Existing approval didn't proceed and downscaled version now proposed. Staff capacity will remain the same.
- Condition required re bins not to be left on public roadway after collection

NEXT STEPS

- Council to forward letter to applicant regarding proposed contribution amount
- RFI response pending
- Draft conditions expected within 2-3 weeks
- Possible determination by early March 2025

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.