

**DETERMINATION AND STATEMENT OF REASONS**  
WESTERN REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	20 March 2025
<b>DATE OF PANEL DECISION</b>	20 March 2025
<b>PANEL MEMBERS</b>	Donna Rygate (Acting Chair), Graham Brown, Tim Nichols
<b>APOLOGIES</b>	Garry Fielding
<b>DECLARATIONS OF INTEREST</b>	Josie Howard

Papers circulated electronically on 12 March 2025.

**MATTER DETERMINED**

PPSWES-263 – Dubbo – D2024-360 at 37-39 Carrington Avenue, Dubbo – Public Administration Building (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 meetings and 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 provided with the Council Assessment Report.

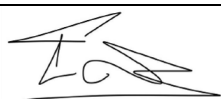
**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel considered a written submission made during public exhibition and notes the following issues of concern raised by the adjoining northern property owner:

- Potential impacts on their rooftop radio transmission tower
- Boundary fencing is required for security
- Construction noise, dust and parking

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and that in addressing these issues, appropriate conditions have been imposed.

<b>PANEL MEMBERS</b>	
 Donna Rygate (Acting Chair)	 Graham Brown



Tim Nichols

### SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSWES-263 – Dubbo – D2024-360
2	PROPOSED DEVELOPMENT	Redevelopment of Public Administration Building and boundary adjustment/consolidation.
3	STREET ADDRESS	37-39 Carrington Avenue, Dubbo
4	APPLICANT OWNER	Property NSW Property and Development NSW
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"><li>• Environmental planning instruments:<ul style="list-style-type: none"><li>○ State Environmental Planning Policy (Planning Systems) 2021</li><li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li><li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021</li><li>○ Dubbo Local Environmental Plan 2022</li></ul></li><li>• Draft environmental planning instruments: Nil</li><li>• Development control plans:<ul style="list-style-type: none"><li>○ Dubbo Development Control Plan 2013</li></ul></li><li>• Planning agreements: Nil</li><li>• Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></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>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"><li>• Council Assessment Report: 11 March 2025</li><li>• Written submissions during public exhibition: 1</li></ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"><li>• Preliminary Briefing: 28 January 2025<ul style="list-style-type: none"><li>○ <u>Panel members</u>: Garry Fielding (Chair), Donna Rygate, Graham Brown, Tim Nichols</li><li>○ <u>Council assessment staff</u>: Josh Smith</li><li>○ <u>Applicant representatives</u>: Vanessa Stacy, Derek Scott, Matthew Thorne, Jack Morrissey, Barnaby Hartford-Davis</li><li>○ <u>Department staff</u>: Lillian Charlesworth</li></ul></li><li>• Final briefing to discuss council's recommendation: 18 March 2025<ul style="list-style-type: none"><li>○ <u>Panel members</u>: Donna Rygate (Acting Chair), Graham Brown, Tim Nichols</li><li>○ <u>Apologies</u>: Garry Fielding (Chair)</li><li>○ <u>Council assessment staff</u>: Josh Smith, Shaun Reynolds</li></ul></li></ul>

		<ul style="list-style-type: none"><li>○ <u>Applicant representatives:</u> Vanessa Stacy, Derek Scott, Jack Morrissey</li><li>○ <u>Department staff:</u> Lillian Charlesworth, Jade Buckman</li></ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	As uploaded to the Planning Portal on 12 March 2025