

Record of Preliminary Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-265 – D2024-420 – Spears Drive, Dubbo
APPLICANT OWNER	Jayne Klein, SMEC Australia Pty Ltd Western NSW Local Health District on behalf of Health Administration Corporation
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 (Housing) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Primary Production) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Resources and Energy) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 Dubbo Regional Local Environmental Plan 2022
CIV	\$24,550,099.00 (excluding GST)
BRIEFING DATE	28 January 2025

ATTENDEES

APPLICANT	Jayne Klein, Principal Planner, SMEC Alex Campbell, Project Manager, NSW Public Works Tess Tracey, Project Manager, NSW Public Works Mark Spittal, Chief Executive, Western NSW LHD Adrian Lazarou, Manager Corporate Operations, Finance & Corporate Directorate, Western NSW LHD John Ward, Director, Fulton Trotter Architects
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	Imy Thomas, Graduate Architect, Fulton Trotter Architects Michael Andrews, Graduate Architect, Fulton Trotter Architects
PANEL MEMBERS	Garry Fielding Graham Brown Donna Rygate Josie Howard
DECLARATION OF INTEREST	Tim Nichols
COUNCIL OFFICER	Bo Moshage
CASE MANAGER	Lillian Charlesworth

DA LODGED: 2 October 2024

DAYS SINCE LODGEMENT: 118

TENTATIVE PANEL DETERMINATION DATE: 25 February 2025

KEY MATTERS DISCUSSED

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

- Clarification is required regarding whether there is any Council resolution re the DA (versus discussion), i.e. if the DA is officially not supported by the elected Council (potentially re site selection/suitability). If so, there is a potential COI for the Council assessment officer and therefore an independent Planner may need to be appointed. Despite any resolution being made by the former Council, any resolution still applies, unless revoked etc. This may delay determination.
- The development seeks approval for a Health Services Facility (Residential Rehabilitation Centre) comprising the following:
 - Concept approval for the Dubbo Residential Rehabilitation Centre; and
 - Approval for Stage 1 works.

Note: For those parts of the Concept proposal approval which are not included in Stage 1, a subsequent Stage 2 development application (and potentially additional applications) will be lodged seeking approval within the provisions of Division 4.4 of the EP&A Act 1979.

- Initially considered integrated development re RFS (as applied precautionary principle) although group definitions in Standard Instrument template now indicate it is not integrated development or a hospital (versus a medical centre). Council should obtain RFS confirmation, as the RFS has sought additional information.
- No submissions due to extensive and advanced community consultation
- The DA is Crown development (re Western NSW Local Health District)
- All issues identified are considered by Council to be manageable
- No discussions have been held regarding contributions
- No security gate at entrance re visitors

NEXT STEPS

- Council to obtain RFS confirmation that no concurrence is required

- Council assessment report due 18 February 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.