

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	27 February 2025
DATE OF PANEL DECISION	26 February 2025
PANEL MEMBERS	Garry Fielding (Chair), Donna Rygate, Natasha Harras, Josie Howard
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 19 February 2025.

MATTER DETERMINED

PPSWES-265 – Dubbo – D2024-420 at Spears Drive, Dubbo – Health Services Facility (Residential Rehabilitation Centre) - approval for concept and Stage 1 works (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.

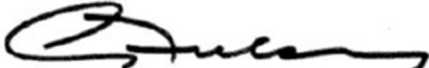

CONDITIONS

The Development Application was approved subject revised conditions prepared by Council and agreed with the Crown as uploaded to the Portal on 25 February 2025. Council's recommended conditions of consent were amended by the Panel (and agreed by the Crown) to include the following change:

- Amend condition A1 to read "The development shall be undertaken generally in accordance with the Statement of Environmental Effects, the stamped approved plans and the following documents, except where modified by the following conditions:"


CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
	
Garry Fielding (Chair)	Donna Rygate



Natasha Harras



Josie Howard

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSWES-265 – Dubbo – D2024/420
2	PROPOSED DEVELOPMENT	Health Services Facility (Residential Rehabilitation Centre) - approval for concept and Stage 1 works
3	STREET ADDRESS	Spears Drive, Dubbo
4	APPLICANT OWNER	SMEC Australia Pty Ltd Health Administration Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental planning instruments:<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 (Biodiversity and Conservation) 2021○ State Environmental Planning Policy (Transport and Infrastructure) 2021○ Dubbo Regional Local Environmental Plan 2022• Draft environmental planning instruments: Nil• Development control plans:<ul style="list-style-type: none">○ Dubbo Development Control Plan 2013• Planning agreements: Nil• Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>• 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: 18 February 2025• Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none">• Preliminary Briefing: 28 January 2025<ul style="list-style-type: none">○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate, Josie Howard○ <u>Council assessment staff</u>: Bo Moshage○ <u>Applicant representatives</u>: Jayne Klein, Alex Campbell, Tess Tracey, Mark Spittal, Adrian Lazarou, John Ward, Imy Thomas, Michael Andrews○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman• Final briefing to discuss council's recommendation: 25 February 2025

		<ul style="list-style-type: none">○ <u>Panel members</u>: Garry Fielding (Chair), Donna Rygate, Natasha Harras, Josie Howard○ <u>Council assessment staff</u>: Bo Moshage, Shaun Reynolds○ <u>Applicant representatives</u>: Adrian Lazarou (Western NSW LHD), Jayne Klein, Imy Thomas, John Ward, Alexander Campbell○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Uploaded to the NSW Planning Portal on 25 February 2025 and amended by the Panel as indicated above.