

Record of Preliminary Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-270 – D2024-507 – 180 Boundary Road, Dubbo
APPLICANT OWNER	The Planning Hub Dubbo RSL Memorial Club
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	Rennie Rounds
PANEL MEMBERS	Garry Fielding Graham Brown Donna Rygate Tim Nichols Josie Howard
COUNCIL OFFICER(S)	Bo Moshage
CASE MANAGER	Lillian Charlesworth

DA LODGED: 11 November 2024

DAYS SINCE LODGEMENT: 78

TENTATIVE PANEL DETERMINATION DATE: 8 April 2025

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:

- Schedule 1 of the LEP was amended in April 2021 to permit with consent registered clubs and recreation facilities (outdoor) on the subject land
- Located within an urban release area
- Water, sewer, stormwater, contamination, bushfire management, construction noise/dust/vibration are outstanding issues
- All internal referrals now available
- The site is recently mapped as bushfire prone
- Depth of landscaping on Boundary Road to be advised
- Landscaping should be included for shade within the open car parking area
- Lot 102 resulted from subdivision of Lot 500 that is subject to additional permitted uses in Schedule 1 of the LEP
- 2m high acoustic fencing will mitigate noise impacts on the future residential area

NEXT STEPS

- RFI to be issued in next few days with 3-week response required (additional time will be approved if required)
- Bushfire Assessment Report to commence asap

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.