

## DETERMINATION AND STATEMENT OF REASONS

### WESTERN REGIONAL PLANNING PANEL

|                                 |   |
|---------------------------------|---|
| <b>DATE OF DETERMINATION</b>    | 29 May 2025   |
| <b>DATE OF PANEL DECISION</b>   | 27 May 2025   |
| <b>PANEL MEMBERS</b>            | Garry Fielding (Chair), Graham Brown, Donna Rygate, Tim Nichols |
| <b>APOLOGIES</b>                | Josie Howard  |
| <b>DECLARATIONS OF INTEREST</b> | None  |

Papers circulated electronically on 8 May 2025.

#### MATTER DETERMINED

PPSWES-270 – Dubbo – D2024/507 at 1080 Boundary Road, Dubbo – Registered club and sporting field (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 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.

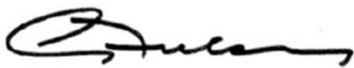



#### CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Condition F14 - delete the second paragraph and limit collection from 8am to 5pm daily (including weekends and public holidays).

#### 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   |  |
|---|--|
| <br>Garry Fielding (Chair) | <br>Graham Brown |
| <br>Donna Rygate           | <br>Tim Nichols   |

| SCHEDULE 1 |   |   |
|------------|---|---|
| 1          | PANEL REF – LGA – DA NO.                              | PPSWES-270 – Dubbo – D2024/507  |
| 2          | PROPOSED DEVELOPMENT                                  | Split level three storey registered club and associated sports field, tennis courts, maintenance shed, driveway and carparking (199 parking spaces), and associated internal and external works   |
| 3          | STREET ADDRESS  | 180 Boundary Road, Dubbo  |
| 4          | APPLICANT/OWNER                                       | The Planning Hub / Dubbo RSL Memorial Club Ltd  |
| 5          | TYPE OF REGIONAL DEVELOPMENT                          | General development over \$30 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 (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>Dubbo Regional 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: 2 May 2025</li> <li>Written submissions during public exhibition: 0</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), Graham Brown, Donna Rygate, Tim Nichols, Josie Howard</li> <li><u>Council assessment staff</u>: Bo Moshage</li> <li><u>Applicant representatives</u>: Rennie Rounds</li> <li><u>Department staff</u>: Lillian Charlesworth</li> </ul> </li> <li>Final briefing to discuss council's recommendation: 27 May 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate, Tim Nichols</li> <li><u>Council assessment staff</u>: Bo Moshage, Shaun Reynolds</li> <li><u>Applicant representative</u>: Mairead Hawes</li> <li><u>Department staff</u>: Lillian Charlesworth, Jade Buckman</li> </ul> </li> </ul>   |
| 9          | COUNCIL RECOMMENDATION                                | Approval  |
| 10         | DRAFT CONDITIONS                                      | Attached to the Council Assessment Report   |

