

## Record of Preliminary Briefing Western Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSWES-299 – D2025-119 – Boundary Road, Dubbo
<b>APPLICANT OWNER</b>	Jim Sarantzouklis / Dubbo Regional Council
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Council related development over \$5 million
<b>KEY SEPP/LEP</b>	SEPP (Housing), LEP etc
<b>CIV</b>	\$47,188,876.00 (excluding GST)
<b>BRIEFING DATE</b>	10 June 2025

### ATTENDEES

<b>APPLICANT</b>	Bart Skyes, Jim Sarantzouklis
<b>PANEL MEMBERS</b>	Garry Fielding, Graham Brown, Josie Howard
<b>COUNCIL OFFICER(S)</b>	Shaun Reynolds
<b>CASE MANAGER</b>	Nikita Lange
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**DA LODGED:** 26 March 2025

**DAYS SINCE LODGEMENT:** 26 days

**TENTATIVE PANEL DETERMINATION DATE:** early/mid August 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:

- The development is associated with a renewable energy project, and utilises amendments made to the *State Environmental Planning Policy (Housing) 2021* (SEPP Housing)
- The applicant has submitted a plan of management to allow temporary accommodation for a period longer than 2 years (approximate 5-10 years), pursuant to clause 141G of the SEPP Housing. Further information is required to demonstrate that the duration of the development is appropriate in the circumstances, having regard to the Guidelines in accordance with clause 141G(2)
- The development is Integrated development as it is located on bushfire prone land; the application has been referred to RFS and they have issued GTAs
- 1 submission received during the exhibition period - concerns relate to traffic (specifically regarding school traffic), amenity, safety and site suitability
- Council noted key issues include:
  - Non-compliance with cl 141L of the Housing SEPP, as the application is proposing subdivision. Council is seeking legal advice with regard to the intent of the clause
  - Noise impact on nearby residential development
  - Increased traffic
  - VPA required for stormwater works
- One outstanding internal referral (engineering)
- All matters under Part 13 of the Housing SEPP, including guidelines need to be addressed

## **NEXT STEPS**

- Council to issue RFI by 25 June 2025. The applicant will have 21 days to respond to the RFI
- Council agreed with the Panel's proposal to hold a determination meeting early to mid-August 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.