

DETERMINATION AND STATEMENT OF REASONS

WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	3 October 2025
DATE OF PANEL DECISION	2 October 2025
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Juliet Grant
APOLOGIES	None
DECLARATIONS OF INTEREST	Donna Rygate, Tim Nicholls

Papers circulated electronically on 24 September 2025.

MATTER DETERMINED

PPSWES-299 – Dubbo Regional – D2025-119 – Boundary Road, Dubbo NSW 2830 - Temporary Workers Accommodation (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 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. In particular, the Panel noted the positive social and economic benefits for the Dubbo and broader community likely to result from the proposed development.

CONDITIONS

The Development Application was approved subject to Council's recommended conditions, other than those conditions which refer to "*Council's approval, satisfaction, etc*", instead being amended to refer to the Council's Development and Environment Division as appropriate. The conditions incorporating the required amendments were uploaded by the Council to the Planning Portal on 30 September 2025.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the single written submission made during public exhibition. The Panel notes that issues of concern in the submission included:

- duration of the development
- lease subdivision
- noise management
- visual/streetscape impacts
- traffic generation
- parking availability
- servicing

The Panel considers that the concerns raised in the submission have been adequately addressed in the Assessment Report. The Panel notes that in addressing these issues conditions have been imposed where appropriate.

PANEL MEMBERS



Garry Fielding (Chair)



Graham Brown



Juliet Grant

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-299 – Dubbo Regional – D2025-119
2	PROPOSED DEVELOPMENT	Temporary Construction Workers Accommodation
3	STREET ADDRESS	Boundary Road & Keswick Parkway (Lot 101 DP 1301426), Dubbo NSW 2830
4	APPLICANT/OWNER	Applicant: Spicers Creek Wind Farm Pty Ltd Owner: Dubbo Regional Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related 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 (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ Dubbo Regional Local Environmental Plan 2022 • Draft environmental planning instruments: <ul style="list-style-type: none"> ○ Exhibited Planning Proposal • Development control plans: <ul style="list-style-type: none"> ○ Dubbo Regional 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: 23 September 2025 • Council recommended conditions of consent: 23 September 2025 • Amended Council recommended conditions of consent: 30 September 2025 • Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Preliminary briefing: 10 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding, Graham Brown, Josie Howard ○ <u>Council assessment staff</u>: Shaun Reynolds ○ <u>Applicant representatives</u>: Bart Skyes, Jim Sarantzouklis ○ <u>Department staff</u>: Nikita Lange, Jade Buckman • Final briefing to discuss council's recommendation: 30 September 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Juliet Grant ○ <u>Council assessment staff</u>: Josh Smith, Shaun Reynolds,

		<ul style="list-style-type: none">○ <u>Applicant representatives:</u> Bart Skyes, Jim Sarantzouklis, Rachael Webb○ <u>Department staff:</u> Anaise Nagy
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report. The draft conditions were amended by the Panel as indicated above. <i>[Note: The conditions incorporating the required amendments were uploaded by the Council to the Planning Portal on 30 September 2025]</i>