

<b>DATE OF DETERMINATION</b>	18 May 2026
<b>DATE OF PANEL DECISION</b>	15 May 2026
<b>PANEL MEMBERS</b>	Donna Rygate (A/Chair), Graham Brown, Amanda Wetzel, Tim Nichols
<b>APOLOGIES</b>	Garry Fielding (Chair)
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 8 May 2026.

**MATTER DETERMINED**

PPSWES-335 – Dubbo – D2025-580 at 15 Hawthorn Street, Dubbo NSW 2830 – Construction of depot for State Government fleet vehicles (182 car parking spaces) plus washbay and storage building (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 the briefing 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 to the conditions in the Council Assessment Report as uploaded by Council to the Planning Portal on 8 May 2026.

**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.

<b>PANEL MEMBERS</b>	
 Donna Rygate (A/Chair)	 Graham Brown
 Amanda Wetzel	 Tim Nichols

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-335 – Dubbo – D2025-580
2	PROPOSED DEVELOPMENT	Construction of depot for State Government fleet vehicles (182 car parking spaces) plus washbay and storage building
3	STREET ADDRESS	15 Hawthorn Street, Dubbo NSW 2830
4	APPLICANT/OWNER	Applicant: Sally-Ann Smith / Property and Development NSW Owner: Property & Development NSW
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 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 (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Planning Systems) 2021</li> <li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021</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: 8 May 2026</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>• Briefing to discuss Council’s final recommendation: 12 May 2026 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Donna Rygate (A/Chair), Graham Brown, Amanda Wetzel, Tim Nichols</li> <li>○ <u>Council assessment staff</u>: Shaun Reynolds</li> <li>○ <u>Applicant representatives</u>: Sally-Ann Smith (Property and Development NSW), Vanessa Stacy (Property and Development NSW), James Buckley, Jack Morrissey</li> <li>○ <u>Department staff</u>: Lillian Charlesworth, Anaise Nagy</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded by Council to the NSW Planning Portal on 8 May 2026