



DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	15 October 2021
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Graham Brown, Josie Howard, Lindsay Mathison
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 7 October 2021.

MATTER DETERMINED

PPSWES-95 – Dubbo – DA21/473 at 6R Obley Road Dubbo for a platypus enclosure (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 and the matters observed at site inspections 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 following reasons:

- The proposed development is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality.
- The proposed development is consistent with the objectives of the applicable Environmental Planning Instruments, Development Control Plan 2013 and Council policies and is therefore recommended for approval subject to the conditions of consent attached.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendment.

- Condition 16, first paragraph, amended to read as follows;
All external light fittings must be shielded to ensure light does not spill above the horizontal light plane.

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	
 Garry Fielding (Chair)	 Sandra Hutton
 Graham Brown	 Josie Howard
 Lindsay Mathieson	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-95 – Dubbo – DA21/473
2	PROPOSED DEVELOPMENT	Platypus Enclosure
3	STREET ADDRESS	Lot 227 DP 753233, 6R Obley Road DUBBO
4	APPLICANT/OWNER	Taronga Western Plains Zoo / Zoological Parks Board of NSW T/as Taronga Western Plains Zoo
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: - o State Environmental Planning Policy (State and Regional Development) 2011 - o State Environmental Planning Policy 55 –Remediation of Land - o Dubbo Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: - o Dubbo Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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	• Council assessment report: 5 October 2021 • Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Final briefing to discuss council’s recommendation: 12 October 2021 - o <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown, Josie Howard, Lindsay Mathison - o <u>Council assessment staff</u>: Tracie Smart, Shaun Reynolds - o <u>Panel Secretariat</u>: Kim Holt, Carolyn Hunt
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report