

BRIEFING DETAILS

BRIEFING DATE	Monday, 19 September 2022 Site inspection undertaken prior to briefing
LOCATION	Onsite and Dubbo Council

BRIEFING MATTER(S)

PPSWES-143 – Dubbo - D2022-356
37-39 Carrington Avenue, 130 Brisbane and 142 Brisbane Street, Dubbo
Public Administration Building

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Sandra Hutton, Graham Brown and Josie Howard
APOLOGIES	Lindsay Mathieson
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Shaun Reynolds
DPE	Sung Pak

KEY ISSUES DISCUSSED

- Parking spaces – complies with DCP when a special clause applies allowing 20% bonus if commercial lots amalgamated. If bonus is excluded 6 to 8 spaces short.
- Streetscape impact due to loading vehicle or designate garbage bin location.
- Parking space dimensions must meet the Australian Standard.
- Trucks and delivery vehicles movement - entering and manoeuvring in a tight space is not preferable. Panel's preference is on-street loading and unloading.
- Proposed onsite loading area is not appropriate - concerns on pedestrian safety.
- Check the amount of waste likely to be generated by the proposed use of the building – is bin location and capacity appropriate?
- Council engineers have raised issues with the bin location being on the driveway.
- Loading spaces shouldn't be counted as two car parking spaces.
- No development standard for building heights in Dubbo CBD.

Submissions

- Transmission tower adjoins the site – concerns on noise during construction and impact on radio station – Applicant to consider and address the issue.
- A number of submissions received regarding inadequate onsite parking spaces - concerns that 70 parking spaces will be taken up by fleet parking and insufficient parking spaces for staff members - street parking is time limited.

Engineers' Comments

- Traffic impact study – incomplete
 - Traffic analysis required
 - Need to look at the impact of the driveway entry on pedestrian movement and safety
 - Design of driveway entry and driveway ramp needs to be examined

Flooding

- Ground floor level is above the 1% ADP.
Parking entry level should be above 1% ADP level.

Others

- Heritage advisor's comments are satisfied.
- BCA assessment and comments are outstanding.

TENTATIVE DETERMINATION DATE SCHEDULED FOR TBA

Planning Panels Secretariat