



AGENDA

INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE

14 OCTOBER 2025

MEMBERSHIP: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

The meeting is scheduled to commence at 5:30 PM.

ACKNOWLEDGEMENT OF COUNTRY:

“I would like to acknowledge the Wiradjuri People who are the Traditional Custodians of the Land. I would also like to pay respect to the Elders past and present of the Wiradjuri Nation and extend that respect to other Aboriginal peoples from other nations who are present”.

Page

IPEC25/66 LEAVE OF ABSENCE (ID25/493)

IPEC25/67 CONFLICTS OF INTEREST (ID25/494)

In accordance with their Oath/Affirmation under the Act, and Council’s Code of Conduct, Councillors must disclose the nature of any pecuniary or non-pecuniary interest which may arise during the meeting, and manage such interests accordingly.

IPEC25/68 REPORT OF THE RENEWABLE ENERGY ZONE BENEFIT COMMITTEE - MEETING 21 AUGUST 2025 (ID25/1817)

4

The Committee had before it the report of the Renewable Energy Zone Benefit Committee meeting held 21 August 2025.

IPEC25/69 DEVELOPMENT ACTIVITY SUMMARY (ID25/1880)

10

The Committee had before it the report dated 26 September 2025 from the Manager Building and Development Services regarding Development Activity Summary.

IPEC25/70 RENEWABLE ENERGY PROJECTS UPDATE - OCTOBER 2025 (ID25/1795)

17

The Committee had before it the report dated 25 September 2025 from the Manager Growth Planning regarding Renewable Energy Projects Update - October 2025.

- IPEC25/71 D25-269 MOTEL, PROPERTY: LOT 1 DP 1038639, 59 COBRA STREET, DUBBO, APPLICANT: MRS S SALMAN OWNER: MRS S SALMAN (ID25/1946)** 26
- The Committee had before it the report dated 26 September 2025 from the Statutory Planning Services Team Leader regarding D25-269 Motel, Property: Lot 1 DP 1038639, 59 Cobra Street, Dubbo Applicant: Mrs S Salman, Owner: Mrs S Salman.
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- IPEC25/72 PROPOSED CLOSURE OF PART OF AN UNFORMED ROAD LOCATED OUTSIDE 1 LAY STREET, MONTEFIORES (ID25/1959)** 95
- The Committee had before it the report dated 1 October 2025 from the Property and Land Officer regarding Proposed Closure of part of an unformed road located outside 1 Lay Street, Montefiores.
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- IPEC25/73 AIRLOCK REMEDIATION SOLUTION AT JOHN GILBERT WATER TREATMENT PLANT - VARIATION TO CONTRACT CD22/5066 - DESIGN AND CONSTRUCTION OF FLUORIDE PLANT (ID25/1762)**
- The Committee had before it the report dated 30 August 2025 from the Manager Strategy Water Supply and Sewerage regarding Airlock Remediation Solution at John Gilbert Water Treatment Plant - Variation to Contract CD22/5066 - Design and Construction of Fluoride Plant.
- In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).*
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- IPEC25/74 ESSENTIAL ENERGY - EASEMENT REQUEST FOR A STAY WIRE OVER PART OF LOT 1728 DP 1222337 - ARGYLE AVENUE, DUBBO (ID25/1956)**
- The Committee had before it the report dated 30 September 2025 from the Property and Land Officer regarding Essential Energy - Easement Request for a Stay Wire Over Part of Lot 1728 DP 1222337 - Argyle Avenue, Dubbo.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).



**DUBBO REGIONAL
COUNCIL**

Report of the Renewable Energy Zone Benefit Committee - meeting 21 August 2025

AUTHOR: Governance Officer
REPORT DATE: 9 September 2025

The Council had before it the report of the Renewable Energy Zone Benefit Committee meeting held 21 August 2025.

RECOMMENDATION

That the report of the Renewable Energy Zone Benefit Committee meeting held on 21 August 2025, be noted.



REPORT
RENEWABLE ENERGY ZONE BENEFIT
COMMITTEE
21 AUGUST 2025

PRESENT: Councillor R Ivey, K Charlton (Community Representative), T Doherty (Community Representative), R Mac Smith (Community Representative), L Garland (Community Representative), J Holland (Community Representative), T Kelly (Community Representative), W Martel (Community Representative), D Mitchell (Community Representative), P Smith (Community Representative), J Southwell (Community Representative), L Tink (Community Representative).

ALSO IN ATTENDANCE:

The Director Development and Environment, the Manager Growth Planning, the Corporate Strategy and Performance Coordinator, the Executive Officer Development and Environment and the Senior Administration Officer.

Councillor R Ivey assumed the Chair of the meeting.

An acknowledgement of country was delivered by Councillor R Ivey.

The proceedings of the meeting commenced at 5:34pm.

REZ25/31 APOLOGIES (ID25/1636)

The Committee received apologies from the Chief Executive Officer, the Director Strategy, Partnerships and Engagement, R Whiteley (Community Representative) and C Whiteley (Community Representative).

Councillor J Black, C Gadsby (Community Representative), L Hennessy (Community Representative) and T Williamson (Community Representative) attended via audio visual link. C Gadsby (Community Representative) left the meeting at 7:20pm
R Mac Smith (Community Representative) left the meeting at 7:32pm

REZ25/32 CONFLICT OF INTEREST (ID25/1637)

There were no conflicts of interest declared.

**REZ25/33 REPORT OF THE RENEWABLE ENERGY ZONE BENEFIT COMMITTEE - MEETING
17 JULY 2025 (ID25/1638)**

The Committee had before it the report of the Renewable Energy Zone Benefit Committee meeting held 17 July 2025.

OUTCOME

That the report of the Renewable Energy Zone Benefit Committee meeting held on 17 July 2025, be noted.

**REZ25/34 ACCOMMODATION FOR RENEWABLE PROJECT WORKERS WITHIN THE LOCAL
GOVERNMENT AREA (ID25/1639)**

The Committee was addressed by the Director Development and Environment and the Manager Growth Planning.

OUTCOME

- 1. That the address of the Director Development and Environment and Manager Growth Planning be noted.**
- 2. That the Committee note Council's preference is for accommodation to be provided within or in proximity to existing urban areas and villages to ensure they have a positive and long-lasting legacy for these communities.**
- 3. That the Committee note the current status of Development Applications D25-119 (temporary workers accommodation), the Montefiores Master Plan, and the draft Village Place Plans.**

REZ25/35 VOLUNTARY PLANNING AGREEMENTS UPDATE (ID25/1641)

The Committee received a presentation by the Manager Growth Planning.

OUTCOME

- 1. That the presentation received from the Manager Growth Planning be noted.**
- 2. That the Committee note the status of Planning Agreements is available on Council's website.**
- 3. That it be noted that L Tink is the locality representative of Goolma.**
- 4. That a list of renewable energy projects, their location and the likely timing of the VPA funds being available, be provided at the next meeting.**

REZ25/36 PROCESS FOR SEEKING COMMUNITY PROJECTS (ID25/1642)

The Committee was addressed by the Director Development and Environment.

OUTCOME

1. That the address of the Manager Growth Planning be noted.
2. That the Committee note upcoming workshop dates for the Village Place Plans and Village Roadshow Program, and encourage the community to provide input into community projects during these workshops.
3. That the Committee continue to discuss the process for seeking community projects and the structure of the Committee to best ensure the Terms of Reference can be adequately achieved.

REZ25/37 STANDING AGENDA ITEMS (ID25/1643)

The Committee gave consideration to

- Renewable Energy Awareness Career Training Centre project (REACT).
- Housing and accommodation projects, including the Squadron Energy Temporary Workers Accommodation project in Dubbo.
- Advanced Wastewater treatment project.
- Strategic projects in the community.
- Government policy and any policy changes for renewable energy projects.
- The Committee members provide an update of issues and concerns from the area they represent.

OUTCOME

That the Director Strategy, Partnerships and Engagement give a presentation regarding REACT at the next meeting being held on 9 October 2025.

REZ25/38 MEETING DATES (ID25/1644)

The Committee was addressed by the Director Development and Environment.

OUTCOME

1. That future meetings be held every second month at 5:30pm in the Wellington Civic Administration Building in the Chamber.
2. That the next two meeting dates are Thursday 9 October 2025 and Thursday 20 November 2025.

REZ25/39 QUESTION ON NOTICE: REACT UPDATE (ID25/1645)

The Committee received a verbal response on this item from the Director Strategy Partnership and Engagement as read by the Director Development and Environment.

1. Dubbo Regional Council has received a grant for \$11.23 million to design and construct Stage 1 of the REACT centre in Wellington. Council anticipates completing the project

within the funding envelope.

2. Council are not anticipating seeking extra funding for Stage 1.
3. Skills and employment were considered the primary legacy benefit that Council aimed to realise through the NSW Government Legacy Infrastructure Fund (LIF).
Council undertook a feasibility study and then a detailed business case to inform their prioritisation of the REACT centre for the LIF. Summaries of these reports are available on our website.
4. The primary objective of the REACT centre is to ensure that local people fill the local jobs created by the renewable energy industry. The main barriers to this occurring are:
 - a. Lack of specialist skills in local communities.
 - b. Lack of awareness about the jobs, careers and skills required to participate in the renewable energy economy.

REACT will address both of these barriers. The centre has already been involved in a partnership to deliver industry briefings to local businesses about the construction phase sub-contracting opportunities. The centre has also partnered with a local training provider to deliver job ready skills for people looking for employment in the construction phase.

In terms of direct benefits to local communities, they can expect an increased number of local people employed in the renewable energy industry, bringing a 2-3 times salary uplift in economic activity locally for each one of those people employed, as well as a range of indirect benefits including a skills and training uplift for local people.

5. Council decision making and prioritisation is guided by the community through the Integrated Planning and Reporting framework. This framework is outlined in the Local Government Act 1993 and plans are endorsed by Council each year following community consultation.

Dubbo Regional Council's Community Strategic Plan reflects that our community is looking for Council to support the growth of villages and rural areas and support strong and diverse local jobs and businesses.

Our recently endorsed Delivery Program and Operational Plan seeks to proactively embrace opportunities to drive economic growth, create jobs, and support lasting prosperity for our community by:

- a. Actively participate in the Renewable Energy Zone to drive economic growth, attract investment, and create targeted jobs.
- b. Attracting and retaining a skilled workforce to meet regional needs and foster employment pathways, including traineeships.
- c. Collaborating with local schools, universities, businesses and government agencies to identify employment pathways and traineeship opportunities.
- d. Continuing to support and actively promote career expos and employment opportunities for young people.
- e. Advocate and support the employment of marginalised communities and underrepresented groups in key engine industries.

The REACT centre is an initiative that delivers core outcomes listed in our strategic planning framework.

6. Council will provide a regular report about progress on the REACT centre to the Renewable Energy Zone Benefit Committee.

OUTCOME

That the response from the Director Development and Environment be noted.

REZ25/40 GENERAL BUSINESS (ID25/1646)

The following items of general business were discussed:

The Committee discussed potential conflicts of interest in relation to members fulfilling their roles within their respective localities. Further clarification on this matter will be provided to the Committee at the next meeting.

The meeting closed at 7:33pm.

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CHAIRPERSON



REPORT: Development Activity Summary

DIVISION: Development and Environment
REPORT DATE: 26 September 2025
TRIM REFERENCE: ID25/1880

EXECUTIVE SUMMARY

Purpose	• Provide update	
Issue	• The monthly report is presented to Council which shows development activity. • The report includes a statistical overview of the number and type of development approvals for the Dubbo Regional Local Government Area (LGA) on a monthly basis. • The 'total number of dwellings' approved in August was 36, including 12 single dwellings and 24 other dwellings. • The NSW Department of Planning, Housing and Infrastructure publishes 'League Table' data which includes Development Application processing times for all Councils. This report provides the latest monthly snapshot of Council's processing times for Development Applications.	
Reasoning	• Provide data relating to approved Development Applications. • Provide specific statistics of the number of dwellings and other residential development approved. • Provide comparative data for corresponding period.	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 4 Healthy Environment and Sustainable Future

CSP Objective: 4.1 We manage land use to protect and enhance both the built and natural environment.

Delivery Program Strategy: 4.1.2 Ensure new developments include accessible green spaces to enhance community well-being and environmental health.

Theme: 4 Healthy Environment and Sustainable Future

CSP Objective:	4.1 We manage land use to protect and enhance both the built and natural environment.
Delivery Program Strategy:	4.1.5 Support responsible growth that balances development with environmental sustainability.

RECOMMENDATION

That the report of the Manager Building and Development Services dated 26 September 2025 be noted.

Steven Jennings
Director Development and Environment

DQ
Manager Building and
Development Services

REPORT

1. Development Applications

Council is required to assess Development Applications and other associated approvals in accordance with the Environmental Planning and Assessment Act, 1979.

Council undertakes the assessment and consideration of Development Applications in accordance with Section 4.15 of the Environmental Planning and Assessment Act, 1979 and consults with community on Applications in accordance with Council's adopted Community Participation Plan.

The development approvals environment is regulated by the NSW State Government through a range of subsidiary acts and requirements in respect of, but not limited to:

- Traffic and transport;
- Heritage;
- Infrastructure;
- Environment;
- Biodiversity;
- Impacts on agriculture;
- Impacts on water resources including groundwater.

Council in the 2024/2025 financial year approved a total of 593 Development Applications.

2. Online Application Tracking

All Development Applications, Construction Certificates and Complying Development Certificates are tracked online and can be accessed at any time. A link to Council's Application Tracker is as follows: (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>).

Information available on Council's Application Tracker includes the following:

- All Development Applications, Construction Certificates and Complying Development Certificates submitted from 1 November 2015, including access to submitted plans and supporting documents as well as tracking details of the progress of an application;
- Limited information is provided for applications submitted from 1 January 2001 to 31 October 2015; and
- Occupation Certificates (where issued) are provided from 2010.

What information is not available:

- Application forms.
- Documentation associated with privately certified applications.
- Internal assessment reports.

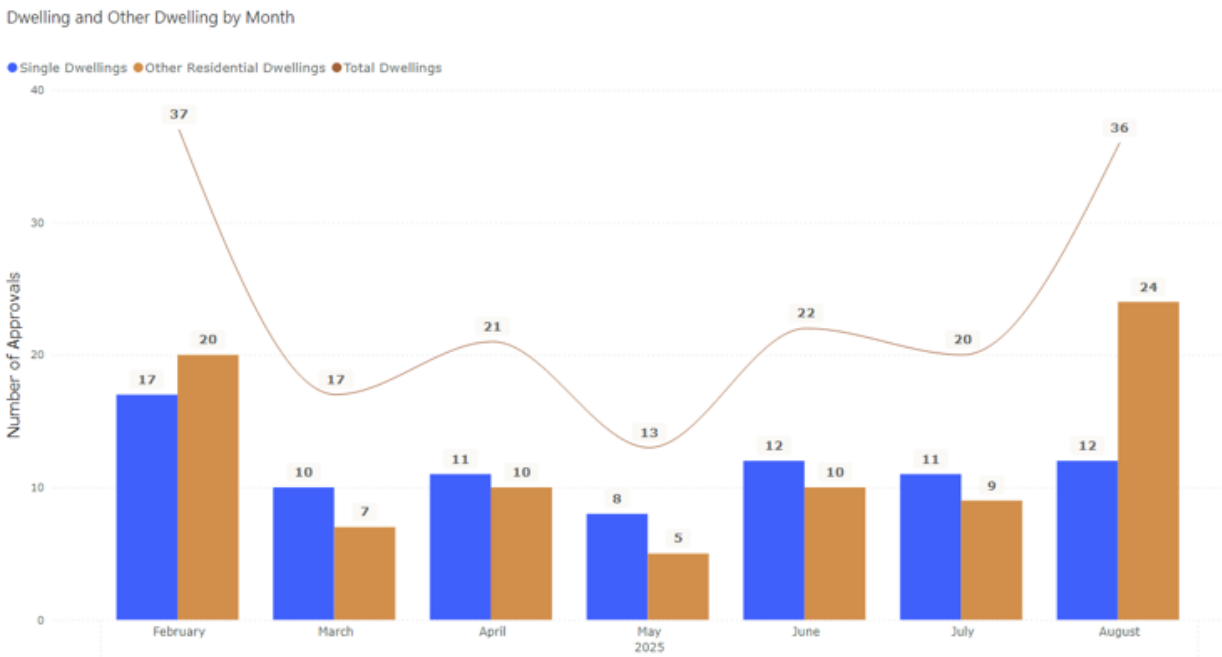
3. Development Activity Building Summary

Provided, for information, are the latest statistics (as at the time of production of this report) for Development Applications and Complying Development approvals for Council.

(a) Residential Activity Summary

Dwellings and other residential developments approved most recently for August 2025, and for comparative purposes, the six months prior are shown in **Graph 1**.

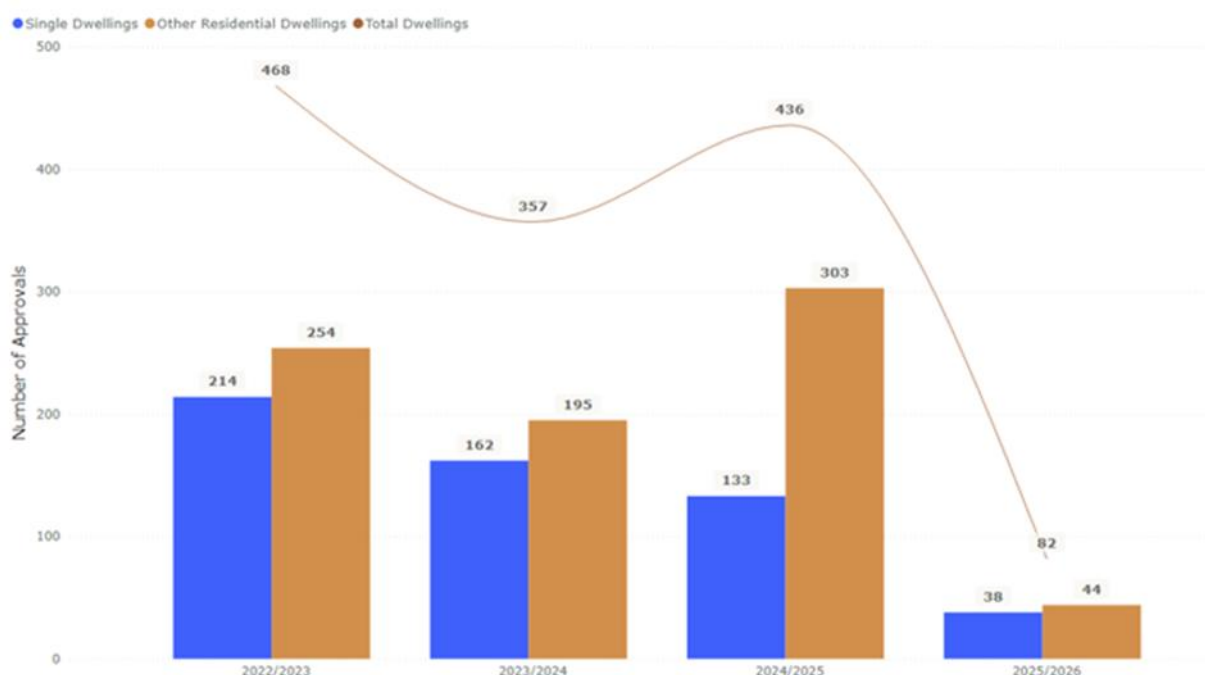
For consistency with land use definitions included in the Dubbo Regional Local Environmental Plan 2022, residential development has been separated into ‘Single dwellings’ (LEP definition of dwelling house) and ‘Other residential development’ (LEP definitions include dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings).



A summary of residential approvals for financial years 2022/2023, 2023/2024 and 2024/2025 are shown in **Graph 2**. The graph also includes the approval numbers for the financial year 2025/2026 to 26 September 2025.

These figures include Development Applications approved by Private Certifying Authorities (in the form of Complying Development Certificates).

Dwelling and Other Dwelling by Financial Year



(b) Approved Development Applications

Council approved 63 Development Applications in August 2024, the previous year.

Council approved 58 Development Applications in August 2025.

In respect of the overall value of Development Applications approved, for the month of August in the 2024/2025 Financial Year was \$49,784,622.

For the month of August for the current Financial Year 2025/2026, the value was \$24,124,746.

The following Development Applications of interest have also been recently approved:

- D25-330 - Serengeti Exhibit (includes animal holds and giraffe barn) – 6R Obley Road Dubbo (Taronga Western Plains Zoo), valued at \$4.9M, was approved under delegated authority 15 September 2025;
- D25-335 - Mixed Use Development (retail premises and motel accommodation) – 99-103 Macquarie Street Dubbo, valued at \$4.99M, was approved under delegated authority 4 September 2025.
- D25-119 – Temporary Worker’s Accommodation – Boundary Road , corner Sheraton Road, Dubbo, valued at \$51M, was approved by the Western Regional Planning Panel 1 October 2025.

(c) Development Applications Under Assessment

As of 22 September 2025, approximately 85 Development Applications were under consideration. This includes the following new residences:

- Single dwellings 14
- Dual occupancy 6 (12 units)
- Secondary dwellings 6
- Other residential development 0

In addition, the following Development Applications are under consideration:

Number	Proposal	Address	Value	Consent Authority
D23-647	571 lot residential subdivision	13L Narromine Road, Dubbo	\$15M	Council (meeting)
D25-149	Serviced Apartments (28)	20L Sheraton Road, Dubbo	\$729,000	Council (delegated authority)
D25-269	Motel	59 Cobra Street, Dubbo	\$6.5M	Council (meeting)
D25-405	Temporary Worker's Accommodation	147-149 Gisborne Street Wellington	\$8.0M	Council (meeting)

The table also identifies the relevant Consent Authority for the Development Applications, which also includes the Western Regional Planning Panel (WRPP). The WRPP is the Consent Authority for regionally significant development, which is defined as the following:

- Development that has an estimated development cost of more than \$30 million.
- Council related development over \$5 million.

Development that has an estimated development cost of more than \$5 million if:

- (a) Council is the Applicant for the Development Application.
- (b) Council is the owner of the land where the development is proposed to be carried out.
- (c) The development is proposed to be undertaken by Council.
- (d) If there is any agreement in place with Council for the development.

- Development proposed by the Crown with a value over \$5 million.
- Development for the purposes of community facilities and private infrastructure over \$5 million in value.

However, it should be noted that for the purposes of regionally significant development, the Capital Investment Value of a project does not include GST.

Council League Table

The NSW State Government Department of Planning, Housing and Infrastructure (DPHI) has recently been providing development assessment data for all Local Government Areas. The data is obtained from the NSW Planning Portal and is updated monthly.

The Council League tables show:

- Average assessment days;
- Number of DAs assessed;
- Total development cost; and
- Lodgement days.

DPHI encourages all councils to lodge Development Applications within an average of:

- 14 days of submission between 1 July 2024 to 30 June 2025.
- 7 days of submission from 1 July 2025 onwards.

DPHI encourages all councils to determine Development Applications whichever is the lesser of Council's previous financial year average (54 days), or within an average of:

- 115 days of lodgement between 1 July 2024 to 30 June 2025
- 105 days of lodgement between 1 July 2025 to 30 June 2026
- 95 days of lodgement between 1 July 2026 to 30 June 2027
- 85 days of lodgement from 1 July 2027 onwards.

The data displayed includes comparable inland regional cities:

Council League Table – valid 31 August 2025

Regional Council	Average Assessment Days	DAs Assessed	Total Development Cost (million)	Lodgement Days
1. Dubbo	45	110	\$44.2	7
2. Wagga Wagga	52	116	\$50.3	6
3. Orange	56	53	\$33.5	8
4. Bathurst	63	43	\$8.3	3
5. Armidale	70	44	\$13.1	0
6. Albury	72	78	\$25.8	5
7. Tamworth	86	53	\$43.7	11



REPORT: Renewable Energy Projects Update - October 2025

DIVISION: Development and Environment
REPORT DATE: 25 September 2025
TRIM REFERENCE: ID25/1795

EXECUTIVE SUMMARY

Purpose	• Addressing Council resolution	
Issue	• This report indicates the status of renewable energy projects in the Dubbo Regional Local Government Area. • There are 26 known renewable energy projects at various stages of assessment and development, including one discontinued project. This includes 11 solar farms, nine wind farms and six battery energy storage systems. 24 projects are located in the Dubbo Regional Local Government Area, and two are located in the Narromine Local Government Area. • At the time of preparing this report, six Planning Agreements have been executed, 16 are currently being negotiated with proponents (of which eight are subject to a Council resolution), and two are yet to commence negotiations. Where there is no Council resolution for a Planning Agreement, Council staff are negotiating with proponents and seeking funding in accordance with Council's Renewable Energy Benefit Framework.	
Reasoning	• Provide the project status for renewable energy projects that are classified as State Significant Development with the State Government Department of Planning, Housing and Infrastructure as the consent authority.	
Financial Implications	Budget Area	There are no direct financial implications arising from this report.
Policy Implications	Policy Title	There are no direct policy implications arising from this report.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 3 Working Together for the Region

CSP Objective: 3.1 Our Council is open, fair, and accountable in its decision-making.

Delivery Program Strategy: 3.1.3 Foster two-way communication between Council, stakeholders, and the community.

RECOMMENDATION

- 1. That the report of the Manager Growth Planning, dated 25 September 2025, be noted.**
- 2. That the status of the Renewable Energy Projects and Planning Agreements (attached in Appendix 1), be noted.**

Steven Jennings
Director Development and Environment

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Manager Growth Planning

BACKGROUND

1. Renewable Energy Zone

Dubbo is the largest urban settlement within the Central-West Orana Renewable Energy Zone (REZ). The Central-West Orana REZ has the following expected characteristics:

- The REZ will initially unlock at least 4.5 gigawatts of new network capacity by the late-2020s.
- New transmission infrastructure will enable generators (such as solar and wind farms) participating in the REZ to export electricity to the rest of the network.
- It is expected to bring up to \$20 billion in private investment to the Central-West Orana region by 2030.
- At its peak, this REZ is expected to support around 5,000 construction jobs in the region.

The Central-West Orana Renewable Energy Zone is shown in **Figure 1**.



Figure 1: Central-West Orana Renewable Energy Zone

There are numerous renewable energy projects at various stages of project development within the Renewable Energy Zone. The purpose of this report is to provide a status update on projects within or will have an impact on the Dubbo Regional Local Government Area.

2. Previous Resolutions of Council

26 November 2024 CCL24/308	<i>In part:</i> 1. That the Chief Executive Officer prepare a report for the December 2024 Council meeting including an up to date table of all renewable energy projects, which are classified as State Significant Development in the Dubbo Regional Local Government Area. 3. That the table of renewable energy projects be provided to Council for notation on a quarterly basis.
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REPORT

1. Projects in the Renewable Energy Zone

At the time of preparing this report, there are 24 known renewable energy projects at various stages of development within the Dubbo Regional Local Government Area, and two in the Narromine Local Government Area that will have an impact on the region. Given the size and characteristics of a number of projects, some are proposed to be undertaken in conjunction with land in the Mid-Western Local Government Area, the Warrumbungle Local Government Area and/or the Narromine Local Government Area.

The following updates have occurred since the previous report was presented to Council in July 2025:

- Council Staff conducted a community workshop on 15 July 2025 to educate residents on the Hampton Park Solar Farm and the State Significant Development Application process.
- Council Staff conducted a community workshop on 30 July 2025 to educate residents on the Boree Solar Farm and the State Significant Development Application process.
- The Boree Solar Farm was issued Secretary's Environmental Assessment Requirements (SEARS) on 9 September 2025. The Proponent is now preparing the Environmental Impact Statement, and it must be submitted to the Department of Planning, Housing and Infrastructure by September 2027. Council at its meeting on 23 September 2025 considered a technical submission from Council Staff on the project and submissions from the Stop the Boree Solar Farm Community Group.
- The Forest Glen Solar Farm – Community Housing Guidelines were adopted by Council on 23 September 2025. Council will shortly call for applications from Community Housing Providers and Eligible Entities through SmartyGrants.
- Council Staff wrote to the Department of Planning, Housing and Infrastructure to raise concerns about the lack of consultation for the Burroway Solar Farm located in the Narromine Local Government Area. Further negotiations are underway with the Proponent and the Department of Planning in respect of housing impacts and a Voluntary Planning Agreement.
- The Cobbora Solar Farm Environmental Impact Statement was placed on public exhibition from 3 September 2025 until 1 October 2025.

- Draft planning agreements have progressed for the Maryvale Solar Farm, Sandy Creek Solar Farm and Kerrs Creek Wind Farm, and will be placed on public exhibition soon.
- The proposed Wambangalang Wind Farm has been announced, and the Proponent (Mint Renewables) is undertaking feasibility investigations and consultation with potential landowners. It should be noted that at this stage the Proponent has not reached out to Council Staff to meet on the project.

2. Project Status Updates

Appendix 1 shows the following information in respect of all projects:

- Name of project;
- Name of project proponent;
- General project location;
- Project type;
- Capital Investment Value;
- Project capacity in Mega Watts;
- Current project status;
- Anticipated development timeline; and
- Details of any Planning Agreement.

In respect of the project status, the table includes the following status:

- (a) Announced – Pre Planning – this means that a project has been announced by a proponent, however, initial technical and environmental investigations are being undertaken to determine whether to proceed with the project to the planning process.
- (b) Request for SEARS – this means the proponent has submitted a scoping report to the Department of Planning, Housing and Infrastructure. The scoping report includes a description of the project, the relevant strategic and statutory context, the key findings from early engagement and what engagement will be carried out during preparation of the Environmental Impact Statement, and matters that require further assessment in the Environmental Impact Statement.
- (c) Preparing EIS – this means the proponent is preparing the Environmental Impact Statement, including all technical and other assessments for the project. The Environmental Impact Statement provides information on the economic, environmental and social impacts of the project, and helps the community, Council and Government agencies make informed submissions on the project.
- (d) Under Assessment – More information required – this means that the Department of Planning, Housing and Infrastructure requires further information from the proponent.
- (e) Under Assessment – Response to submissions – this means that community and stakeholder consultation has been undertaken for a project, and the proponent is

preparing information addressing submissions made to the Department of Planning, Housing and Infrastructure during public exhibition.

- (f) Approved – this means that development approval has been issued for the project by the Department of Planning, Housing and Infrastructure.
- (g) Construction – this means the project is currently under construction.
- (h) Operational – this means that the project is producing electricity for the national energy market.

3. Planning Agreements

Council seeks benefits for our community through Planning Agreements. Planning Agreements don't offset the primary impacts of a project as these are considered by the Department of Planning, Housing and Infrastructure in their assessment of the State Significant Development Application. However, Planning Agreements seek to assist community to manage the secondary impacts of projects and to ensure that a positive lasting legacy is provided.

Appendix 1 shows the following information in respect of Planning Agreements for projects:

- Whether a Planning Agreement is in place;
- Where a Planning Agreement isn't in place, any relevant update;
- The anticipated quantum of funding;
- Details and guidelines and expenditure of funds; and
- Information on when funding may be available.

Where there is no Council resolution for a Planning Agreement, Council Staff are negotiating with proponents and seeking funding in accordance with Council's Renewable Energy Benefit Framework. Council's Framework is available on Council's website at <https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-agreements>

Council executed Planning Agreements are publicly available at Council's website at <https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-agreements>

APPENDICES:

- 1 [↗](#) Renewable Energy Projects Table - October 2025

Solar Projects (11)

Project Name	Name of Proponent	General Project Location	Department of Planning, Housing and Infrastructure or General Project Link	Capital Investment Value (\$M)	Project Capacity (MW)	Project Status	Anticipated Timelines	Planning Agreement Status	Planning Agreement Funding
								https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-agreements	
Boree Solar Farm	Venn Energy	4km north of Geurie	https://www.planningportal.nsw.gov.au/major-projects/projects/boree-solar-farm	TBA	250 MW	Prepare EIS	EIS must be submitted by September 2027	No Council resolution	Seeking \$212,500 per annum \$850 per megawatt per annum
Burroway Solar Farm	Edify Energy	27km west of Dubbo (Narromine LGA)	https://www.planningportal.nsw.gov.au/major-projects/projects/burroway-solar-farm	TBA	100 MW	Under Assessment – Response to Submissions	Construction Commence 2026	No Council resolution	Seeking \$28,000 per annum \$280 per megawatt per annum
Cobbora Solar Farm	Pacific Partnerships Pty Ltd	50km north-east Wellington (also Warrumbungle LGA)	https://www.planningportal.nsw.gov.au/major-projects/projects/cobbora-solar-farm	TBA	700 MW	Public Exhibition	Public exhibition closed 1 October 2025	No Council resolution	Seeking \$297,500 per annum \$425 per megawatt per annum
Dapper Solar Farm	Origin Energy	45km north-east Wellington (also Warrumbungle LGA)	https://www.planningportal.nsw.gov.au/major-projects/projects/dapper-solar-farm	TBA	300 MW	Prepare EIS	EIS must be submitted by February 2026	No Council resolution	Seeking \$127,500 per annum \$425 per megawatt per annum
Forest Glen Solar Farm	X-Elio Australia	30L Delroy Road, Minore	https://www.planningportal.nsw.gov.au/major-projects/projects/forest-glen-solar-farm	\$186	110 MW	Approved	Construction Commenced	Executed May 2024	\$1,000,000 for affordable housing initiatives Funding received in July 2025
Hampton Park Solar Farm	Australian Renewable Energy Services	106R Wellington Road, Dubbo 7km south-east of Dubbo	https://areservices.com.au/hampton-park-sess/	TBA	180 MW	Announced – Pre-planning		No Council resolution	Seeking \$212,500 per annum \$850 per megawatt per annum
Maryvale Solar Farm	Gentari Pty Ltd	Seatonville Road, Maryvale 11km north Wellington	https://www.planningportal.nsw.gov.au/major-projects/projects/maryvale-solar-farm	\$369	230 MW	Approved	Construction Commenced	Council resolution 25/3/2025	Funding for affordable housing initiatives, community strategic projects and local roads 1.5% of CIV
Sandy Creek Solar Farm	Lightsource BP	45km north-east Wellington (also Warrumbungle LGA)	https://www.planningportal.nsw.gov.au/major-projects/projects/sandy-creek-solar-farm	\$1.4 bil	750 MW	Under Assessment – More Information Required	Construction Commence 2027	Council resolution 12/8/2025	Funding for strategic projects and administration \$238,000 per annum \$340 per megawatt per annum
Suntop Solar Farm	Cal Energy Australia	909 Suntop Road, Suntop	https://www.planningportal.nsw.gov.au/major-projects/projects/suntop-solar-farm	\$262	189 MW	Operational since 2022		Council resolution 25/03/2024	Under Negotiation
Wellington North Solar Farm	Lightsource BP	Goolma Road, Wellington	https://www.planningportal.nsw.gov.au/major-projects/projects/wellington-north-solar-farm	\$540	300 MW	Operational since 2022		Council resolution 25/03/2024	Under Negotiation
Wellington Solar Farm	Lightsource BP	Goolma Road, Wuuluman	https://www.planningportal.nsw.gov.au/major-projects/projects/wellington-solar-farm	\$270	174 MW	Operational since 2019		Negotiation impacted by sale of solar farm to Beijing Energy International Australia and Foreign Review Investment Board decision Further report required to identify funding allocation	Council resolution 25/03/2024
								Under Negotiation	Same as above

25 September 2025

ED25/168299

Wind Projects (9)

Project Name	Name of Proponent	General Project Location	Department of Planning, Housing and Infrastructure Link	Capital Investment Value (\$M)	Project Capacity (MW)	Project Status	Anticipated Timelines	Planning Agreement Status	Planning Agreement Funding
								https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-agreements	
Aquila Wind Farm	ACEN Australia	2.5km south-east Stuart Town 2km north-east Euchareena	https://www.planningportal.nsw.gov.au/major-projects/projects/aquila-wind-farm	TBA	48 turbines 300 MW	Prepare EIS	EIS must be submitted by May 2027	No Council resolution	
Bodangora Wind Farm	Iberdrola Pty Ltd	20km north-east Wellington	https://www.planningportal.nsw.gov.au/major-projects/projects/bodangora-wind-farm	\$237	33 turbines 113.2 MW	Operational		Operational 2019	\$85,000 per annum for community benefit funds, road maintenance and administration
Burrendong Wind Farm	Ark Energy	East of Lake Burrendong 25km south-east Wellington	https://www.planningportal.nsw.gov.au/major-projects/projects/burrendong-wind-farm	\$800	70 turbines 500MW	Under Assessment – Response to Submission	TBA	Council resolution 13/6/2024 Further report required to identify funding allocation	
Kerrs Creek Wind Farm	RES Group	Between Kerrs Creek and Euchareena	https://www.planningportal.nsw.gov.au/major-projects/projects/kerrs-creek-wind-farm	\$710	63 turbines 441 MW	Prepare EIS	EIS must be submitted by December 2026	Under Negotiation	\$262,500 per annum \$525 per megawatt per annum
Mullions Creek Wind Farm	Iberdrola Pty Ltd	Mullions Range State Forest (also Cabonne LGA)	https://www.iberdrola.com.au/our-assets/asset-map/development-assets/mullion-creek-wind-farm	Announced – Pre-planning				Council resolution 8/7/2025	
Spicers Creek Wind Farm	Squadron Energy	40km north Wellington	https://www.planningportal.nsw.gov.au/major-projects/projects/spicers-creek-wind-farm	\$2.05 bil	117 turbines 700 MW	Approved	Construction Commence 2027	Under Negotiation	\$308,700 per annum \$700 per megawatt per annum
Uungula Wind Farm	Squadron Energy	20km east Wellington	https://www.planningportal.nsw.gov.au/major-projects/projects/uungula-wind-farm	\$820	69 turbines 414 MW	Construction	Construction Commence 2025	Executed March 2024	No Council resolution Seeking \$1,050 per megawatt per annum
Wallaby Creek Wind Farm	Acciona	10km south Narromine (Narromine LGA)	https://www.planningportal.nsw.gov.au/major-projects/projects/wallaby-creek-wind-farm	\$425	38 turbines 250 MW	Prepare EIS	EIS must be submitted by February 2027	Executed December 2021	\$920,000 per annum for strategic and local projects, community benefit funds, road projects and administration 1.5% of CIV Likely to be received 2027
Wambangalang Wind Farm	Mint Renewable	30km south of Dubbo (also Narromine LGA)	https://mintrenewables.com/wambangalangwf	TBA	Up to 500 MW	Announced – Pre-planning		To Commence Negotiations	\$241,500 per annum for strategic analysis, strategic projects, community benefit funds, and road maintenance \$3,500 per turbine Likely to be received 2025

Energy Storage System Projects (6)

Project Name	Name of Proponent	General Project Location	Department of Planning, Housing and Infrastructure Link	Capital Investment Value (\$M)	Project Capacity (MW)	Project Status	Anticipated Timelines	Planning Agreement Status	Planning Agreement Funding
								https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-agreements	
Apsley BESS	ACEnergy	10km south Wellington	https://www.planningportal.nsw.gov.au/major-projects/projects/apsley-battery-energy-storage-system	\$123	120MW 240 MWh	Construction	Construction Commenced 2024	No Council resolution	Seeking \$36,000 per annum \$150 per megawatt hour per annum
Dubbo Firming Power Station	Squadron Energy	North Dubbo	https://www.planningportal.nsw.gov.au/major-projects/projects/dubbo-firming-power-station	\$190	64 MW	Approved	Construction Commence 2026	Council resolution 23/5/2024	\$950,000 total for Public Art Likely to be received 2026
Orana BESS	Akaysha Energy	Goolma Road, Wuuluman	https://www.planningportal.nsw.gov.au/major-projects/projects/orana-battery-energy-storage-system	\$879	400 MW 1600 MWh	Construction	Construction Commenced 2024	Executed August 2024	\$3,200,000 total for Wellington Road Shared Pathway and community benefit funds Likely to be received 2026
Wellington South BESS	Ampyr Energy	Goolma Road, Wuuluman	https://www.planningportal.nsw.gov.au/major-projects/projects/wellington-south-battery-energy-storage-system	\$545	500 MW 1000 MWh	Construction	Construction Commenced 2024	Executed January 2025	\$2,400,000 total for youth and welfare support initiatives, and strategic projects Likely to be received 2026
Wellington Town BESS	Discontinued https://www.planningportal.nsw.gov.au/major-projects/projects/wellington-town-bess								
Yarrabin (Phoenix) Pumped Hydro	ACEN	30km east Wellington	https://www.planningportal.nsw.gov.au/major-projects/projects/yarrabin-phoenix-pumped-hydro	\$1.7 bil	810 MW 9600 MWh	Prepare EIS	EIS must be submitted by August 2025	No Council resolution	Seeking \$121,500 per annum \$150 per megawatt hour per annum



REPORT: D25-269 Motel
Property: Lot 1 DP 1038639,
59 Cobra Street, Dubbo
Applicant: Mrs S Salman
Owner: Mrs S Salman

DIVISION: Development and Environment
REPORT DATE: 26 September 2025
TRIM REFERENCE: ID25/1946

EXECUTIVE SUMMARY

Purpose	• Provide planning approval		
Issue	• The Development Application is required to be considered by Council as the project has a value in excess of \$5 million. • As per the recent resolution of Council, this Development Application can be determined by the Infrastructure, Planning and Environment Committee, and is not required to be referred to the next Ordinary Council Meeting for determination. • The Development Application was placed on public exhibition, two submissions were received.		
Reasoning	• Consent is sought for the construction of a new motel, comprising 24 accommodation units. • The proposed development is a permitted land use in accordance with the Dubbo Regional Local Environmental Plan 2022. • The development is consistent with the objectives of the SP3 Tourist zone. • The proposal is generally compliant with the provisions of the Dubbo Development Control Plan 2013. • The proposal incorporates adequate measures and conditions to ensure the development will not result in any adverse impacts to the natural or built environment, or neighbouring property. • It is recommended that the Development Application be approved subject to conditions.		
Financial Implications	Budget Area	There are no financial implications arising from this report.	
Policy Implications	Policy Title	• State Environmental Planning Policy (Resilience and Hazards) 2021. • State Environmental Planning Policy (Transport and Infrastructure) 2021.	

		• State Environmental Planning Policy (Industry and Employment) 2021. • State Environmental Planning Policy (Sustainable Buildings) 2022. • Dubbo Regional Local Environmental Plan 2022. • Dubbo Development Control Plan 2013. • Water and Sewerage Contributions Policy 2002. • Section 94 Urban Stormwater Drainage Contributions Policy 1995. • Amended Section 94 Contributions Plan - Roads, Traffic Management and Car Parking 2016.
	Impact on Policy	The proposal is generally consistent with these policies.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principal themes and a number of objectives and strategies. This report is aligned to:

Theme:	1 Growth, Infrastructure and Connectivity
CSP Objective:	1.3 Land for homes, businesses, and services is planned and located where it's most needed.
Delivery Program Strategy:	1.3.3 Proactively support urban renewal in the Dubbo CBD and Wellington Town Centre.
Theme:	1 Growth, Infrastructure and Connectivity
CSP Objective:	1.3 Land for homes, businesses, and services is planned and located where it's most needed.
Delivery Program Strategy:	1.3.2 Facilitate well-zoned, appropriately sized land to accommodate future growth.
Theme:	4 Healthy Environment and Sustainable Future
CSP Objective:	4.1 We manage land use to protect and enhance both the built and natural environment.
Delivery Program Strategy:	4.1.5 Support responsible growth that balances development with environmental sustainability.

RECOMMENDATION

- 1. That Development Application D25-269 for a Motel at Lot 1 DP 1038639, 59 Cobra Street, Dubbo, be approved subject to conditions of consent (Appendix 1).**
- 2. That Council grant delegation to the Chief Executive Officer to sign the determination.**
- 3. That those who made written submissions be notified of the determination.**

Steven Jennings
Director Development and Environment

SR
Statutory Planning
Services Team Leader

BACKGROUND

The Development Application was lodged with Council 12 June 2025.

REPORT

1. Proposed Development

Council is in receipt of a Development Application for a Motel at Lot 1 DP 1038639, 59 Cobra Street, Dubbo. The proposed development comprises the construction of a 24 room Motel on the land (see **Figure 1**). Specifically, the development will comprise:

- The construction of a generally three storey brick and concrete building with access to a rooftop garden;
- Twelve accommodation units on each of the first and second floors including family suites and accessible units serviced by a mechanical lift;
- The accommodation units shall include an ensuite and have a floor area of approximately 26m²; the two accessible units shall have a floor area of closer to 37m²; the family rooms shall be 48m²; and the family suites 65m²;
- Office/reception area at ground floor;
- Construction of new layback/crossover on Cobra Street to provide vehicular access;
- 23 space (with two accessible spaces) undercover carparking area at ground level;
- Provision of necessary infrastructure to collect and discharge stormwater to Council's stormwater system;
- A screened garbage bin waste area;
- Business identification wall signage;
- Landscaping along property boundaries; and
- Street tree removal.



Figure 1: Architectural image of development proposal

2. The Site

The allotment is located on the southern side of Cobra Street. It has an area of 1,087.5m² and a frontage to Cobra Street of 20.5 metres. For a locality map of the site see **Figure 2**.



Figure 2: Aerial image of 59 Cobra Street and locality

3. Planning Assessment, Section 4.15(1)

The following section details assessment of the Development Application in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979. Only matters considered of significance in the assessment process are discussed in this section.

(a) (i) Environmental Planning Instruments

SEPP (Transport and Infrastructure) 2021

Chapter 2- Infrastructure

Division 17 – Roads and traffic

The development has frontage to, and will have direct access from, a classified road being the Mitchell Highway (Cobra Street). Consideration is required of Clause 2.119 and impacts of the

development to Cobra Street. It is also noted the Applicant has submitted a Traffic and Parking Impact Statement to demonstrate that there are no adverse traffic impacts.

Council's Infrastructure Division has reviewed the Application and raised no objection to the development from a traffic safety or functionality perspective. This is noting:

- Although vehicular access to the property will be obtained directly off Cobra Street, it is considered that safe access can still be obtained through a sufficiently wide roadway to allow deceleration into the property;
- Good sight lines allow safe egress from the property in both directions;
- The safety and efficiency of the operation of the classified road will not be compromised as a consequence of vehicles accessing the development site; and
- The development will not emit dust or smoke that will compromise the safety of users of the classified road.

The development is not 'traffic generating development' for the purpose of Clause 2.122 and Schedule 3 of the SEPP, the Application was not required to be referred to Transport for New South Wales (TfNSW).

Clause 2.120 requires the consideration of road noise and vibration for permanent residential accommodation on roads that have a daily traffic volume greater than 20,000 vehicles. This Application does not specifically trigger consideration of this requirement.

The development is for 'tourist accommodation' and is located on the fringe of the Dubbo Central Business District. It therefore may be impacted upon by nighttime pedestrian activity and early morning service vehicles, as well as normal highway traffic (including emergency service traffic). In this regard it is considered necessary to ensure occupants of accommodation rooms are suitably protected from adverse noise impacts. An appropriate condition is included in the Conditions of Development Consent provided in **Appendix 1**, which will require noise levels within all proposed habitable rooms to comply with the recommendations of Australian/New Zealand Standard AS/NZS 2107:2016 – *Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors*.

Dubbo Regional Local Environmental Plan 2022

The proposed development is defined under the Dubbo Regional Local Environmental Plan 2022 as *motel accommodation*, which includes the following::

"A building or place (whether or not licensed premises under the [Liquor Act 2007](#)) that provides temporary or short-term accommodation on a commercial basis and that—

- (a) comprises rooms or self-contained suites, and*
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,*

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation."

The subject land is zoned SP3 Tourist. Motel accommodation is permitted with consent in the SP3 zone.

(a)(ii) Draft Environmental Planning Instruments

No draft Environmental Planning Instruments apply to the land to which the Development Application relates.

(a)(iii) Development Control Plans

Dubbo Development Control Plan 2013

An assessment is made of the relevant chapters and sections of the Dubbo DCP 2013. The chapters or sections not discussed are generally considered compliant, or considered not specifically applicable to this Application.

Chapter 2.2 Commercial Development and Subdivision

Section 2.2.5 – Development Controls

Element 1 Setbacks

	Boundary Setback (m)	Minimum DCP Setback (m)	Compliant?
Front (north)	1.8	10 (highway frontage)	No – see departure
Side (east)	0.45	5	No – see departure
Side (west)	0	5	No – see departure
Rear (south)	10	10	Yes

As noted above, compliance is not achieved for the front and side setbacks. With regards to the front setback, the primary setback of the building is 4.5 metres, with minor encroachments forward of this for a storeroom and the bin enclosure structure. The Applicant has provided the following departure request:

“The proposed building shall have a front setback of approximately 4.5 metres with a minor encroachment from a small storeroom. The proposed front setback departure is considered justified in that it is considered consistent with the building line established by the dwellings at 63, 65 and 67 Cobra Street and the motel at 57 Cobra Street. Provision is made for landscaping between the front boundary and the building and parking is situated behind the building line.”

The departure request is considered appropriate in the circumstances of the building design and surrounding development.

In respect of the eastern side setback, the primary setback is 1 metre, with a minor ground level encroachment for the bin storage enclosure. On the western side boundary, the zero metre setback includes the ground floor office component (approximately one-third of the

property boundary length), with the remainder being setback 450mm. The Applicant has provided the following departure request:

"The side setbacks are within 5 metres however this is considered justified as landscaping is to be provided and the majority of the ground floor shall remain open where the car park is located."

The departure request is considered appropriate in the circumstances of the building design and surrounding development.

Element 2 – Building Design

It is considered that the proposed building design is appropriate and complimentary to the streetscape noting the architectural features and articulation to the front façade to Cobra Street, and use of varying building materials and colour schemes.

The DCP states that for the SP3 zone (along Cobra and Whylandra streets) the building shall not exceed two storeys. In this instance, the building will have a height of three storeys, noting there will also be some minor roof top elements including the roof top foyer. Noting the non-compliance, the Applicant has made the following departure request:

"The proposed development shall be three storeys including an open car park and have a roof top garden. The departure is considered justified in that:

- *The proposed building height to the rooftop level is approximately 10 metres which is similar to two storey motel developments with high roof pitches in the vicinity such as the Australia Heritage Motor Inn, leaving the minor above roof penetrations for mechanical plants and to allow access to the roof-top garden;*
- *The proposed rear setback development standard adjoining a residential zone has been met;*
- *Any potential noise, visual and privacy impacts can be suitably addressed, as detailed throughout this report; and*
- *The proposed design has been encouraged by other similar three storey motel developments which have received development approval such as in the case recently of D24-50 at 136 Bourke Street and others that have gone to be constructed appropriately in more sensitive locations along Whylandra Street such as for the Cattleman's Country Motor Inn."*

Noting the height of the development, shadow diagrams at the winter solstice have been provided to demonstrate that suitable solar access is still achieved to adjoining properties (see **Figure 3**).



Figure 3: Submitted shadow diagrams

Figure 3 indicates the impacts on 5 Carrington Square (south) have been considered. The green area represents predevelopment existing overshadowing from existing built features such as boundary fencing, and buildings on impacted land and adjoining land. The red outlined area represents any additional overshadowing area.

It is noted the building has been deliberately setback 10 metres from the southern property boundary to assist in minimising overshadowing impacts to 5 Carrington Square (south). The DCP requires a minimum of 75% of adjoining residential private open space areas to receive a minimum of 4 hours solar access between 9:00 am and 3:00 pm, the Applicant has provided the below table (**Table 1**) to identify the amount of overshadowing the private open space area will receive as existing and post development, noting the existing open space is 375.5m².

Existing			Proposal			Amended Proposal		
TIME	PRE DEV	%	POST DEV	%	LOSS	%	POST DEV	%
9AM	86m ²	22.9	79.9m ²	21.2	-6m ²	-1.6	79.9m ²	21.2
10AM	201m ²	53.5	141.6m ²	37.7	-59.9m ²	-15.9	146m ²	38.9
11AM	260.2m ²	69.3	209m ²	55.7	-50.4m ²	-13.5	219m ²	58.3
12PM	291.2m ²	77.6	228.8m ²	60.9	-62.3m ²	-16.6	255.1m ²	67.9
1PM	297.2m ²	79.2	253.3m ²	67.5	-43.9m ²	-11.7	273.7m ²	72.9
2PM	277.3m ²	73.9	246.5m ²	65.6	-30.7m ²	-8.1	257.5m ²	68.6
3PM	247.4m ²	65.9	215.5m ²	57.4	-31.8m ²	-8.4	228.7m ²	60.9

Table 1: Overshadowing impacts to 5 Carrington Square

Note, the part in the centre of the table identified as ‘proposal’ represents the development as initially lodged. The part of the table identified as ‘amended proposal’ represents the development as amended following a further information request from Council as a consequence of potential overshadowing impacts.

As shown from the above table, post development at no time during this period will 75% of the private open space area receive direct solar access. This compares to at 12pm (77.6%) and 1pm (79.2%) under existing conditions, representing 2 hours and thus already below the required 4 hours.

From the table above, the most significant impact appears to be between 10:00 am and 12:00 pm, when the additional area losses are 14.6%, 11.0% and 9.7% respectively. At 9:00 am, and from 1pm onwards, while there is some additional overshadowing compared to existing, this represents only a minor impact. It should be noted the above table also represents impacts at the winter solstice, which is the worst-case scenario. At other times of the year the additional impact would be less if any.

Consequently, while acknowledging there will be some additional overshadowing impact to neighbouring property as a consequence of this development, impacts are considered negligible. The development is therefore considered acceptable in this instance.

Element 8 – Soil, Water Quality and Noise Management

The proposed development is not considered to generate noise above that of surrounding motel or commercial development. Noise sources would be predominantly from vehicles accessing the development site, and mechanical plant.

The Applicant has submitted a Noise Assessment to consider impacts of the development on surrounding property. The Assessment, concludes that subject to certain works the development will not have an adverse impact on neighbouring property from an acoustic perspective.

The Applicant will be required to construct a 1.8 metre high acoustic barrier to be constructed on side and rear boundaries. The barrier is to be constructed of materials that have a minimum density of 10kg/m² and does not contain any gaps. An acoustic barrier is to also to be constructed around the roof top air conditioning plant.

It is noted the development includes a roof-top terrace for use by residents. To minimise noise impacts to neighbouring property, an appropriate condition is included in the Conditions of Development Consent provided here in **Appendix 1**, which will allow the rooftop terrace only to be accessed between 7:00 am and 10:00 pm.

Chapter 3.5 – Parking

Off-street car parking is provided via a concrete driveway from Cobra Street to the concrete sealed parking area. The parking area will provide for 23 parking spaces (including two accessible spaces to serve the two accessible units).

Section 3.5.3 outlines minimum off-street parking requirements for certain development. A *motel* is not a listed development under the Policy. The nearest land use would be a serviced apartment which requires one space per bedroom. Based on this methodology, the building having 24 parking spaces would require 24 parking spaces, plus space for staff (which the Applicant identifies there would be two on-site at any-one time).

The Applicant has submitted a Traffic and Parking Impact Assessment to demonstrate the parking provision suitable for the development. The Assessment notes the *Land Use Traffic Generation – Data and Analysis 6 – Motels*, which provides the data that underpins the RTA *Guide to Traffic Generating Development*.

It outlines that the average peak occupancy for motels is 91%. Assuming that the proposed motel has an average peak occupancy of 91% this results in 22 spaces required for 24 rooms. In addition, it is noted that Units 109 and 110, and Units 209 and 210 are interconnected, with the likelihood that transportation to the site by occupants may also be shared and thereby further reducing the parking demand. Consequently, it is considered the parking provision suitable to serve the proposed development.

(a) (iiia) Planning Agreements

There are no planning agreements applicable to the subject land.

(a) (iv) Regulations

No matters prescribed by the Regulations impact determination of the subject development.

(b) Environmental (natural and built), social and economic impacts

There will be no vegetation loss and as such negligible impacts on the natural and built environments. It is also considered that the proposed development will have both positive social and economic benefits to Dubbo and the wider region.

(c) Suitability of the site

It is considered that the subject site is suitable for the proposed development.

4. Developer Contributions

The following Developer Contributions will be levied as part of the Development Consent:

- Water headworks: \$10,368.58 (1.44 ET's)
- Sewerage Headworks: \$36,002.00 (5 ET's)
- Stormwater: \$855.21 (877m² hardstand)
- Urban Roads: \$29,575.85 (61 commercial trips)

Appropriate conditions are included in the Conditions of Development Consent provided here in **Appendix 1**, which will require payment of the above contributions.

5. Consultation

The Development Application was placed on notification for a period ending 12 July 2025, during which time adjoining property owners were notified in writing of the proposed development. In accordance with Council's Community Participation Plan, the Application was also notified in the local print media.

Council received two submissions during the notification period. The concerns raised are listed below with a planning comment attached:

- Traffic Generation

The submission raises concerns that the development will cause traffic congestion to the highway. As noted, a Traffic and Parking Assessment submitted demonstrates that the development will not cause traffic impacts to highway operations.

Council's Infrastructure Division has undertaken assessment of the Development Application, including traffic impacts of the proposal.

- Solar access

Submissions raise concern that the development will cast a shadow over neighbouring property, thereby limiting solar access to solar panels and private open space areas.

As noted in this report, shadow diagrams have been provided for the proposed development. Whilst there will be some additional overshadowing impact to neighbouring property as a consequence of this development, the overshadowing impacts are considered negligible.

- Visual privacy

The submission notes that windows of rooms on the western and eastern elevations will overlook adjoining property. Plans identify that such windows will be appropriately screened with translucent film provided on window glazing up to 1.5 metres above the finished floor level to minimise overlooking and visual privacy. An appropriate condition is included in the Conditions of Development Consent provided here in **Appendix 1**, which will require this treatment to be included.

- Insufficient car parking

As noted previously in this report, the 23 spaces provided are considered sufficient noting the conclusions of the Traffic and Parking Assessment (91% maximum occupancy rate), and inter-connecting rooms.

6. Public Interest

There are no matters other than those discussed in the assessment of the Development Application above, that would be considered contrary to the public interest.

APPENDICES:

- 1 [↓](#) Conditions of Development Consent
- 2 [↓](#) Architectural Plans
- 3 [↓](#) Submissions
- 4 [↓](#) Planning Report

GENERAL CONDITIONS

Condition																																																																	
(1)	The development shall be undertaken generally in accordance with the Statement of Environmental Effects and stamped approved plans detailed as follows except where modified by any of the following conditions: <table> <tr> <td>Drawing Title:</td><td>Proposed Site Plan</td></tr> <tr> <td>Drawing Number:</td><td>A02</td></tr> <tr> <td>Revision:</td><td>F</td></tr> <tr> <td>Dated:</td><td>04.09.2025</td></tr> <tr> <td>Drawing Title:</td><td>GF Floor Plan</td></tr> <tr> <td>Drawing Number:</td><td>A03</td></tr> <tr> <td>Revision:</td><td>E</td></tr> <tr> <td>Dated:</td><td>04.09.2025</td></tr> <tr> <td>Drawing Title:</td><td>L1 Floor Plan</td></tr> <tr> <td>Drawing Number:</td><td>A04</td></tr> <tr> <td>Revision:</td><td>E</td></tr> <tr> <td>Dated:</td><td>04.09.2025</td></tr> <tr> <td>Drawing Title:</td><td>L2 Floor Plan</td></tr> <tr> <td>Drawing Number:</td><td>A05</td></tr> <tr> <td>Revision:</td><td>E</td></tr> <tr> <td>Dated:</td><td>04.09.2025</td></tr> <tr> <td>Drawing Title:</td><td>Rooftop Garden Floor Plan</td></tr> <tr> <td>Drawing Number:</td><td>A06</td></tr> <tr> <td>Revision:</td><td>E</td></tr> <tr> <td>Dated:</td><td>04.09.2025</td></tr> <tr> <td>Drawing Title:</td><td>Elevations 01</td></tr> <tr> <td>Drawing Number:</td><td>A07</td></tr> <tr> <td>Revision:</td><td>F</td></tr> <tr> <td>Dated:</td><td>04.09.2025</td></tr> <tr> <td>Drawing Title:</td><td>Elevations 02</td></tr> <tr> <td>Drawing Number:</td><td>A08</td></tr> <tr> <td>Revision:</td><td>F</td></tr> <tr> <td>Dated:</td><td>04.09.2025</td></tr> <tr> <td>Drawing Title:</td><td>Signage details</td></tr> <tr> <td>Drawing Number:</td><td>A010</td></tr> <tr> <td>Revision:</td><td>E</td></tr> <tr> <td>Dated:</td><td>06.06.2025</td></tr> </table>	Drawing Title:	Proposed Site Plan	Drawing Number:	A02	Revision:	F	Dated:	04.09.2025	Drawing Title:	GF Floor Plan	Drawing Number:	A03	Revision:	E	Dated:	04.09.2025	Drawing Title:	L1 Floor Plan	Drawing Number:	A04	Revision:	E	Dated:	04.09.2025	Drawing Title:	L2 Floor Plan	Drawing Number:	A05	Revision:	E	Dated:	04.09.2025	Drawing Title:	Rooftop Garden Floor Plan	Drawing Number:	A06	Revision:	E	Dated:	04.09.2025	Drawing Title:	Elevations 01	Drawing Number:	A07	Revision:	F	Dated:	04.09.2025	Drawing Title:	Elevations 02	Drawing Number:	A08	Revision:	F	Dated:	04.09.2025	Drawing Title:	Signage details	Drawing Number:	A010	Revision:	E	Dated:	06.06.2025
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{Reason: To ensure that the development is undertaken in accordance with that assessed}

- (2) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
{Reason: Prescribed statutory condition}
- (3) The drainage and plumbing installation shall comply with the provisions of the Local Government (General) Regulation, 2021 and the requirements of Council as the water and sewerage network utility operator.
{Reason: Ensure plumbing/drainage installation compliance}
- (4) All sanitary plumbing, drainage and water plumbing work shall be carried out by a licensed plumber and drainer.
{Reason: To ensure the work is undertaken by an appropriately qualified person}
- (5) The top of the building's overflow (relief) gully shall be a minimum 150mm below the lowest sanitary fixture in the dwelling, and
 - (a) Be a minimum 75mm above the finished surrounding ground level; or
 - (b) Where the overflow (relief) gully is located in a path or paved area which is finished such that surface water cannot enter it and is graded away from the building, it may be finished level with such path or paved area.
 {Reason: To protect the building from sewerage surcharges}
- (6) The hot water delivered to the outlets of the hand-basins and showers shall not exceed 50°C, whilst disabled fixtures shall not exceed 45°C.

Note: Thermostatic mixing valve(s) are required to be installed to achieve the maximum temperature setting of 45°C.

{Reason: To prevent scalding by hot water}

BUILDING WORK BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
(1)	A separate application must be submitted to either Council or a private Registered Certifier to obtain a Construction Certificate to permit the erection of the proposed building. No building work is permitted to be commenced on the erection of the subject building until a Construction Certificate to authorise such work has been issued. {Reason: Statutory requirement of the EP&A Act}
(2)	Prior to the issue of the Construction Certificate, full and detailed hydraulic design calculations and drawings of the proposed development's stormwater drainage system shall be submitted to and approved by Council's Infrastructure Strategy Branch. Information submitted shall include but not limited to, hydraulic design calculations,

surface and invert levels, pipe sizes and grades.

All driveways, hard stand areas and parking areas shall be drained to Council's satisfaction, noting that development will be required to discharge stormwater from the land for the minor storm event (5% AEP) with flows limited to the equivalent of 35% impervious area discharging into the existing Cobra Street (Mitchell Highway) stormwater system. The design is to also make provision for the major event (1% AEP) with flows limited to the equivalent of 35% impervious area to be safely conveyed to the Cobra Street (Mitchell Highway) without impact on adjacent private property.

Water quality must be addressed to prevent gross pollutants, oils and suspended solids from the development site discharging to Council's stormwater system.

A Section 68 application is required for works in the road reserve, and works are to be overseen/inspections carried out by a Development Engineer from Council's Infrastructure Strategy Branch.

Connection to Council's stormwater system is to be of quality workmanship in accordance with Council's standard drawings and Aus-Spec 1999 to Council's satisfaction.

The location of the additional pit on Cobra Street shall be outside of the travel lane. Additional street drainage pit will be required to achieve appropriate drainage access. Pits and pipes within the road reserve are to be constructed to Council's standards and to the satisfaction of the asset owner. Pipes to be minimum 375mm RRJ RCP, and pits to be cast-in-situ in accordance with Council's standard drawings. Any cut pre-cast product is to be treated with an epoxy-based product approved by Council's asset owner to provide appropriate equivalent cover and protection to reinforcement.

The design is to also demonstrate that for the required design storm as stipulated under the Building Code of Australia (BCA), that roof and surface flows from the development are contained within the property and disposed of to Council's stormwater drainage system.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series – Design and Construction, and completed prior to the issue of the Occupation Certificate.

{Reason: To achieve satisfactory stormwater disposal}

- (3) The proposed building works must be designed and constructed in conformity with the applicable criteria under the BCA and the Disability (Access to Premises — Buildings) Standards 2010 of the DDA.

{Reason: Ensure disability access design}

- (4) An Erosion and Sedimentation Control Plan shall be submitted to Council's Environmental Compliance Branch for approval prior to the issue of the Construction Certificate.

The approved plan is required to be implemented onsite prior to any site disturbance works being commenced and shall remain, in a maintained condition, until all site works are completed.

{Reason: To reduce the risk of polluting the stormwater system}

- (5) Prior to issue of the Construction Certificate, a separate application is to be made to Council, with the appropriate fee being paid, for the provision of a suitably sized metered water service to the development.

Note: As Council is the local water authority, separate metered connections will be required in respect to the provision of a suitably size domestic water meter and separate fire service meter to the development site.

{Reason: To ensure that the development is suitably serviced with water}

- (6) Prior to the issue of the Construction Certificate a detailed (fully dimensioned) site plan is to be lodged with and approved by Council's Infrastructure Strategy Branch with regard to the construction of a commercial standard concrete vehicular cross-over and kerb and gutter vehicle entrance in accordance with Council's standards STD 5211 and STD 5235, being provided by and at full cost to the developer to the satisfaction of Council.

The access driveway is to be sufficient width at the roadway (kerb and gutter alignment) and the property boundary alignment such that two (2) passenger vehicles simultaneously (utilising the Austroads design templates, and a turning speed of 5-15 km/hr) are able to access/exit the subject land in a forward motion from the through travel lane (s) of Cobra Street (Mitchell Highway) without the need to cross over onto the wrong side of the road at any time.

Such works shall also include the reinstatement of the redundant kerb and gutter vehicle crossing back to 'upright' kerb and gutter at full cost to the developer. This work is to also include restoration of the road shoulder following construction in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Construction Standards.

All works shall be completed in accordance with the requirements of this condition prior to the issue of the Occupation Certificate.

Note: Should Council's Development Engineering Team Leader (or their representative) not undertake the required inspections as detailed in the abovementioned Council standards, then a detailed list of inspections undertaken by an accredited private certifier verifying compliance with the abovementioned Council standards will be required to be lodged with Council prior to the issue of the Occupation Certificate for the proposed development.

{Reason: To provide satisfactory means of access from the roadway}

- (7) Prior to the issue of the Construction Certificate, detailed design plans of the following road construction works are to be submitted to Council's Traffic Engineer for approval:

- Provide BB line marking to differentiate vehicle entry and exits;
- A size "B" "Left Only" (r2-14) sign is to be erected on the subject land adjoining the exit lane side of the Cobra Street driveway. The sign is to face the site to advise motorists that all egress from the site is left turn only;
- The vehicular access between the site and Cobra Street is to be constructed generally in accordance with the submitted plans and finished with concrete. The driveway is to match road and footpath levels and not interfere with road drainage;
- Landscaping, signage and fencing is not to impede sight lines of pedestrian and vehicular traffic within or when passing, entering or departing from the site. Safe Intersection Sight Distance (SISD) is to be provided and maintained at the intersection of the proposed driveway and Cobra Street. For a 60km/h speed zone SISD is 125 metres; and
- As the proposed works are occurring within three (3) metres of the travel lanes on Cobra Street, the applicant must obtain a Road Occupancy Licence (ROL) from Transport for NSW (TfNSW) prior to commencement of construction. The ROL is required to accommodate access for construction delivery vehicles and to ensure the safe operation of the road network during the works.

Such works shall be constructed at full cost to the developer to Council's satisfaction. All works required to fulfil this condition are to be undertaken in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Design and Construction standards, and completed prior to the issue of the Occupation Certificate.

Should Council's Development Engineering Team Leader (or their representative) not undertake the required routine inspections during the course of construction, then a detailed list of all inspections undertaken by an accredited private certifier verifying compliance with Council standard(s) will be required to be lodged with Council prior to the issue of the Occupation Certificate for the proposed development.

{Reason: Sign to direct the travelling public}

- (8) Prior to the issue of the Construction Certificate, final survey and design plans for the concrete footpath shall be submitted to Council's Infrastructure Strategy Branch for approval. The footpath upgrade shall be undertaken for the full frontage of the development to Cobra Street (Mitchell Highway) and match with the existing footpath.

All construction works associated with this condition are to be carried out in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Construction standards. Additionally, contact should also be made with Essential Energy regarding a clear separation distance for concrete work around each existing power pole.

Should Council's Development Engineering Team Leader (or their representative) not undertake the required routine inspections during the course of construction of this footpath, then a detailed list of inspections undertaken by an accredited private certifier verifying compliance with Council standards will be required to be lodged with Council prior to the issue of the Occupation Certificate for the proposed development.

{To ensure works to Council's infrastructure is appropriate}

- (9) Prior to the issue of the Construction Certificate, the applicant/developer is required to make a separate 'Road Opening Application' (Section 138 Application under the Roads Act, 1993) with Council's Infrastructure Division, plus payment of any appropriate fee(s), to permit works within the road reserve.

In conjunction with the Section 138 Application, a Traffic Management Plan showing all activities for controlling pedestrian and vehicular traffic shall be prepared by a suitably accredited person, submitted to, and approved by Council's Traffic Engineer, demonstrating that the proposed demolition works can be undertaken in a safe manner minimising disruption to pedestrian and vehicular traffic movement(s).

The Traffic Management Plan shall include layout plans showing temporary detours, details of arrangements for demolition work under traffic and the location, size and legend of all temporary signs and other traffic control devices and be in accordance with the WorkCover Authority requirements.

{Reason: To ensure adequate safety measures are in place}

- (10) Should any of the proposed works encroach onto the road reserve area (which includes the footpath area) and prior to any works commencing onsite, the Applicant is to ensure that any sub-contractor(s) working on the site have current public liability insurance policy/ies to cover Council to an amount of not less than \$20 million in respect of any and all actions, costs and claims for damages that may be brought or made or claimed against Council in relation to the granting of this approval. Such policy shall note the interest of Council, which ensures that Council is indemnified against any possible action.

{Reason: To ensure that the applicant/proponent has a current public liability insurance}

- (11) Noise levels within all proposed motel accommodation rooms shall comply with the recommendations of Australian/New Zealand Standard AS/NZS 2107-2016 *"Acoustics - Recommended Design Sound Levels and Reverberations Times for Building Interiors"*.

Prior to any Construction Certificate being issued by any Principal Certifier, certified details showing the construction of the proposed glazing elements, openable frames and acoustic seals and any other noise attenuating treatments to control external noise ingress shall be submitted to and approved by Council.

Such construction details shall be certified by an appropriately qualified acoustic engineer as being capable of controlling current ambient noise levels, and that indoor noise levels are likely to comply with the recommendations of Australian/New Zealand Standard AS/NZS 2107-2016 *"Acoustics - Recommended Design Sound Levels and Reverberations Times for Building Interiors"*.

Note: It may be necessary to provide alternative ventilation so that external windows and doors can be kept closed. In this way the indoor noise goals can be met while providing room ventilation that meets the Building Code of Australia. Any mechanical ventilation system that is installed should be acoustically designed such that acoustic

performance of the recommended construction methods are not reduced by any duct or pipe penetrating the building fabric elements. Noise emission to the adjacent property boundaries by any ventilation system shall not create offensive noise.
{Reason: To ensure acoustic privacy for accommodation in a commercial environment}

BEFORE BUILDING WORK COMMENCES

Condition	
(1)	A site waste enclosure shall be provided on the site for the period of the proposed construction works, installed prior to commencement of any such work. {Reason: To prevent environmental pollution}
(2)	A single stabilised site access shall be provided to the construction site in accordance with the design as provided in Soils and Construction, Volume 1, Managing Urban Stormwater. {Reason: To prevent dirt and mud being tracked onto public roadways}
(3)	Prior to any works commencing onsite, fencing shall be erected as necessary to fully enclose the work site on all sides to prevent access by members of the public. The work site shall remain secure at all times during both the demolition phase, and prior to, and in conjunction with, any proposed 'future' re-development on the site. {Reason: To provide safety for the public}
(4)	Prior to works commencing, the applicant shall ensure that a sign is erected on the work site in a prominent position at the front of the property showing: (a) The name, address and telephone number of the Principal Certifier for the work; (b) The name of the principal contractor for the building work and a telephone number on which that person may be contacted outside of working hours; and (c) That unauthorised entry to the work site is prohibited. Such sign must be maintained on the site during the course of the building work and not be removed until the work has been completed. Note: In respect of (a) above, where Council is engaged as the Principal Certifier, the applicant can either prepare their own sign or alternatively, affix onsite the sticker that will be forwarded by mail following Council's issue of the Construction Certificate. {Reason: Permit contact by the public}
(5)	The person having the benefit of this development consent, if not carrying out the work as an owner-builder, must, unless that person is the principal contractor, ensure that the principal contractor has been notified of the critical stage inspections and any other inspections that are specified by the appointed Principal Certifier to be carried out. Note: The 'principal contractor' is the person responsible for the overall coordination and control of the carrying out of the building work. {Reason: To facilitate the required inspections to be performed}

- (6) The sanitary, water plumbing and drainage associated with the proposed building work requires the issue of a separate approval from Council. In this regard a Drainage and Plumbing Approval Application form is available from Council and must be completed by the owner or owner's authorised agent and returned to Council with the appropriate fees and hydraulic design plans. Drainage and/or plumbing works must not be commenced until the applicable application, plans and fees have been submitted.

{Reason: To protect public health & safety}

- (7) A hoarding, barricade or fence shall be erected between the construction site and any adjoining public place and/or around any road opening or obstruction if pedestrian or vehicular traffic is likely to be endangered, obstructed or inconvenienced by the proposed works. Where necessary, an awning sufficient to prevent any material from or in connection with the work falling onto the public place is also to be erected.

The work is to be kept lit during the time between sunset and sunrise if the work may be a source of danger to persons using the adjoining public place.

{Reason: To protect the public}

- (8) Temporary closet accommodation shall be provided onsite before work on the proposed building is commenced.

{Reason: To preserve public hygiene}

DURING BUILDING WORK

Condition	
(1)	Construction work shall only be carried out within the following times: Monday to Friday: 7 am to 6 pm Saturday: 8 am to 1 pm Sunday or Public Holidays: No work permitted {Reason: To reduce the likelihood of noise nuisance}
(2)	Waste construction materials including soil arising from the development must be disposed of at an appropriately licensed waste facility. {Reason: To prevent possible environmental pollution}
(3)	Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure that the appropriate regulatory authority (eg Office of Environment and Heritage (OEH), SafeWork NSW, Council, Fire and Rescue NSW) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority. Note: Such materials cannot be disposed of to landfill unless the facility is specifically licensed by the EPA to receive that type of waste. {Reason: To ensure all hazardous waste is disposed of in an environmentally safe manner}

- (4) During periods of extended dry weather during the construction phase, the site manager will be responsible for monitoring the site for dust generation. In the event that dust is being generated by truck movements the site manager will be required to provide measures to suppress dust. Suppression and mitigation of dust must be employed at all times including when no activities are taking place on the site.

{Reason: To prevent nuisance dust}

- (5) The following applicable works shall be inspected and passed by an officer of Council, irrespective of any other inspection works undertaken by a registered certifier, prior to them being covered. In this regard, at least 24 hours notice shall be given to Council for the inspection of such works. When requesting an inspection, please quote Council's reference number **D2025-269**.

Advanced notification for an inspection can be made by emailing de.admin@dubbo.nsw.gov.au or by telephoning Council's Development & Environment Division on 6801 4000.

- Internal and external sanitary plumbing and drainage, including stackwork, under hydraulic test;
- Water plumbing, under hydraulic test; and
- Final inspection of the installed sanitary and water plumbing fixtures upon the building's completion prior to its occupation/use.

{Reason: For preservation of public health}

- (6) If an excavation associated with the proposed building work extends below the surface level of an adjoining allotment of land and/or the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation; and
- (b) Where necessary, underpin the adjoining premises to prevent any such damage.

For the purposes of this condition, 'allotment of land' includes a public road and any other public place. This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

{Reason: To preserve the stability of adjoining properties}

- (7) All excavations associated with the erection of the building and installation of associated services must be properly guarded and protected to prevent them from being dangerous to life or property. Excavations undertaken across or in a public place must be kept adequately guarded and/or enclosed and lit between sunset and sunrise, if left open or otherwise in a condition likely to be hazardous to persons in the public place.

{Reason: For protection of persons and the public}

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
(1)	The building shall not be occupied or used until the appointed Principal Certifier has first issued an Occupation Certificate. Note: An Occupation Certificate application must be uploaded into the NSW Planning Portal before the Occupation Certificate can be issued. {Reason: To ensure the building is fit for occupation}
(2)	Any damage incurred to the footpath, kerbing and guttering, road or road shoulder, or any other utility services, shall be repaired/restored at full cost to the developer to Council's satisfaction and in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Construction standards. Should the developer not complete repairs as necessary, and/or as directed by Council, Council will undertake such repair work(s) and recover the cost(s) from the developer. Note: It is recommended that the Applicant record the existing conditions of all footpaths, road and other Council property adjoining the subject site prior to the Contractor taking possession of the site). {Reason: To protect Council's infrastructure assets}
(3)	All roof and stormwater drainage work shall be carried out in accordance with the requirements of the Local Government (General) Regulation and the Plumbing Code of Australia. In this regard the licensee is required to submit to Council a Certificate of Compliance for the subject stormwater work within two (2) days of completion. {Reason: To confirm installation compliance}
(4)	If Council is engaged to act as the Principal Certifier, the applicant shall ensure that the responsible builder and/or applicable contractor submit to Council documentary evidence identifying and confirming that their respective work was undertaken in conformity with the relevant Section J provisions of the BCA, as approved under the Construction Certificate. Such documentation must be provided prior to issue of the building's Occupation Certificate. {Reason: To demonstrate conformity with BCA}
(5)	If Council is engaged to act as the Principal Certifier, the person benefitted by the development consent shall ensure that the responsible builder or contractor submits to Council, a Certificate of Installation certifying that the wet areas of the building have been protected by the installation of a water-proofing system conforming to AS 3740 '<i>Waterproofing of domestic wet areas</i>'. Such Certificate must be provided prior to occupation or use of the building. {Reason: To demonstrate the provision of an adequate moisture-proofing system}
(6)	Prior to the Occupation Certificate being issued, Council is to be given at least 24 hours notice for Council to carry out an inspection of the completed stormwater drainage, sanitary drainage and water plumbing installations.

{Reason: To permit required inspection to be undertaken}

- (7) The landscaping shown on the approved plans shall be established and maintained to at least the standard specified on the approved development plans. Such landscaping shall be established prior to the issue of the Occupation Certificate.

{Reason: To maintain the aesthetic quality of the development}

- (8) Any lighting on the site must be installed to emit light in a downward direction and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity or surrounding area by light overspill. The emission of lighting shall not exceed 1,000,000 lumens and must comply with the Australian Standard AS 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting.

{Reason: To limit light pollution to neighbouring property and for the preservation of the 'Dark Skies' region surrounding the Siding Spring Observatory}

- (9) Prior to the removal of the Jacaranda tree located within the road reserve of Cobra Street, a suitable location for a replacement tree shall be submitted to and approved by Council's Manager Recreation and Open Space.

A Public Tree Amenity Valuation was undertaken with the resultant value of the tree being determined as **\$29,177.00**, plus removal costs of **\$3,500.00** which will need to be paid prior to removal.

In the event that a replacement tree is not able to be replanted in the same vicinity, a nearby location will need to be selected to help retain canopy location in the immediate area. The size and cost of the tree pit is based on the identified replacement tree to be approved by Council's Manager Recreation and Open Space prior to the issue of the Occupation Certificate.

The tree replacement works shall include the installation of suitably sized root vaults (Stockholm Methodology). The cost of the tree vault is **\$15,500.00**. Consultation shall be undertaken with Council's Recreation and Open Spaces Branch regarding the schedule of such works and associated costs.

Fees are subject to CPI and adjusted annually from 1 July each year in accordance with Council's adopted fees and charges. The current rates are to be confirmed with Council prior to payment being made.

{Reason: To ensure the suitable provision of street landscaping}

- (10) Prior to issue of an Occupation Certificate, a validation report shall be submitted to Council Manager Building and Development Services, demonstrating:

- Construction of an acoustic barrier to a height of 1,800mm above the relative ground level of the car park area along the side and rear property boundaries. The barrier should be constructed of materials that have a minimum density of 10kg/m² and does not contain any gaps; and

- Construction of an acoustic barrier around mechanical air conditioning plant on the rooftop. The acoustic barrier shall extend a minimum of 300mm above the top of the highest item of plant. The barrier should be constructed of materials that have a minimum density of 10kg/m² and does not contain any gaps.

{Reason: To mitigate potential adverse amenity impacts to neighbouring property}

- (11) Prior to the issue of the Occupation Certificate, evidence shall be provided to the Principal Certifier that translucent film glazing has been applied on all motel room windows on the building's eastern and western elevations to a minimum height of 1,500mm above the finished floor level of respective rooms.

{Reason: To minimise visual privacy impacts to neighbouring property}

- (12) Prior to the issue of an Occupation Certificate, payment is required in accordance with the following contributions plans:

PLAN	CALCULATION	TOTAL
Dubbo Regional Councils Water and Sewerage Contribution Plan 2002	Per ET basis (1.44 ETs) - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000). Current rate for water supply is \$7,200.40 per ET	\$10,368.58
	Contribution Payable WATER	\$10,368.58
Dubbo Regional Councils Water and Sewerage Contribution Plan 2002	Per ET basis (5 ETs) - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000). Current rate for sewerage supply is \$7,200.40 per ET	\$36,002.00
	Contribution payable SEWER	\$36,002.00
	Total Section 64 Contributions Payable for this application	\$46,370.58
	Note: This amount includes all applicable contributions payable under Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003.	

Note 1: Contribution rates are subject to CPI and adjusted annually from 1 July each year in accordance with Councils adopted fees and charges. The current rates are to be confirmed with Council prior to payment being made.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003}

- (13) Prior to the issue of an Occupation Certificate, payment is required in accordance with the following contributions plans:

PLAN	CALCULATION	TOTAL
Sec 94 Development Contributions Plan - Urban Stormwater Drainage and Headworks 1995	Calculation is based on total development area of 877m ² - draining into catchment 1.7 – <i>Cobra Street Drain</i> . Current rate per hectare is \$9,751.50	\$855.21
	Total	\$855.21
Sec 94 Development Contributions Plan - Roads, Traffic Management and car parking 2016	Contribution Rate: Commercial trip = \$477.95 Plan Administration = \$6.90 Calculation based on 61 trips: Urban Roads contributions Plan Administration	\$29,154.95 \$420.90
	Total	\$29,575.85
	Total Section 7.11/94 Contributions Payable for this application	\$30,431.06
	Note: this amount includes all applicable contributions payable under Councils Sec 94/7.11 Development Contributions Plans.	

Note 1: Contribution rates are subject to CPI and adjusted annually from 1 July each year in accordance with Councils adopted fees and charges. The current rates are to be confirmed with Council prior to payment being made.

{Reason: Implementation of Council's respective Section 7.11/94 Contributions Plan}

OCCUPATION AND ONGOING USE

Condition	
(1)	The approved hours for access to the rooftop garden are 7:00 am to 10:00 pm. {Reason: To reduce the likelihood of noise nuisance}
(2)	Noise from the development (L _{Aeq}) shall not exceed the background (L _{A90}) by more than 5dB(A) at any time including any allowance for impulsiveness and tonal characteristics when measured at the most affected residence. {Reason: To prevent noise becoming a nuisance}
(3)	No vehicles larger than a 'Delivery van/ute (B99 design vehicle 7.1 metres in length), (utilising the Austroads design templates) are permitted to access the subject land and

development proposal.

{Reason: To restrict access to appropriately sized vehicles}

- (4) All vehicles must enter and exit the subject land and proposed development in a forward direction. No reversing of vehicles onto the public roadway system will be permitted.
{Reason: To provide safety for the travelling public}
- (5) All loading and unloading of goods related to the development proposal shall be carried out within the confines of the allotment's boundary.
{Reason: To not create adverse traffic conditions}
- (6) The marking and signage to the required disabled car parking spaces shall be maintained in a trafficable and legible condition. Such parking spaces shall have a continuous accessible path of travel provided between them and the principal pedestrian entrance to the subject building.
{Reason: Facilitate disabled access}
- (7) The approved business identification signage shall be maintained in good and substantial repair.
{Reason: To maintain structural adequacy and visual amenity}
- (8) The approved business identification signage shall not flash, be animated, or be illuminated.
{Reason: To maintain visual amenity, and to prevent distraction to passing motorists}

NOTES

- (1) If Council is engaged to act as the Certifier for the Construction Certificate application the following shall be included with such application:
 - (a) Specifications demonstrating the building's floor, wall and ceiling lining materials conform with C2D11 of the BCA with respect to their fire hazard properties;
 - (b) Details of the fire hazard properties of materials in the outdoor occupiable area pursuant to G6D2 of the BCA;
 - (c) Location of proposed exit signs, emergency lighting, braille/tactile exit signs and required portable fire extinguishers;
 - (d) Details indicating the smoke hazard management measures under Part E2 of the BCA intended for the building;
 - (e) Details of the building's required occupant warning system;
 - (f) Details of the manner in which compliance with E1D16 of the BCA will be achieved;
 - (g) Specifications detailing the proposed building's compliance with the relevant provisions of Section J *Energy Efficiency* of the BCA;
 - (h) Specification for the building's exit door hardware (i.e. door handle and latch);
 - (i) Certification and/or documentation indicating the FRL and noise attenuation rating of the internal walls bounding the proposed sole-occupancy units (SOU);
 - (j) The intended means of sealing gaps/service penetrations in any fire-protected walls, ceilings and floors;

- (k) Plans indicating compliance with AS 1428.1 as adopted by the BCA with respect to the design of any required disabled accessible and ambulant sanitary compartments. Note: Particular attention needs to be given to the design of the unisex disabled and ambulant accessible sanitary compartments with the adopted edition of AS 1428.1. Submitted plans should detail the specific set-out dimensions of all proposed fixtures, not only for the benefit of the Certifier, but also the subsequent installation tradesmen. Attention should also be given to the following aspects under the BCA and AS 1428.1, and be appropriately detailed in any submitted plans/specifications-
- Doors having a clear unobstructed width of at least 850 mm (clause 10.2, AS 1428.1);
 - Luminance contrast at doorways (clause 10.1, AS 1428.1);
 - Floor and ground surfaces having tolerances as specified under section 4, AS 1428.1;
 - Carpets having maximum pile height/thickness under BCA clause D4D4(g) and (h);
 - Tactile ground surface indicators (TGSIs) under BCA clause D4D9 and provided with a luminance contrast as specified under section 6 of AS 1428.1;
 - Signage as specified under section 5 of AS 1428.1 and BCA clause D4D7;
 - Door controls (clause 10.4, AS 1428.1);
 - Electrical switches (section 11, AS 1428.1);
 - Accessible car parking spaces under BCA clause D4D6 and AS/NZS 2890.6:2009;
 - Bollard to the disabled car parking spaces 'shared area' under AS/NZS 2890.6:2009; and
 - Solid opaque 75 mm wide contrast line across all fully glazed doors and wall panels (clause 3.6, AS 1428.1);
- (l) Details demonstrating the provision of disabled access to the building's Principal Pedestrian Entrance including from the pedestrian entry at the allotment boundary (if deemed-to-satisfy solution utilised); or otherwise, a performance-based design brief and performance solution prepared under Part A2 of the BCA to address the applicable Performance Requirements under the BCA and Access Code of the Premises Standards;
- (m) A drawing of the required disabled car parking spaces and their shared area should be clearly detailed to indicate the design criteria specified under AS/NZS 2890.6:2009. In particular, it should be noted that the outline of both the car space and shared area (and any walkway within the shared area) must be delineated by yellow non-raised pavement markings having unbroken lines 80 to 100 mm wide. Further the shared area (excluding any walkway within) must be marked with diagonal (45 ± 10 degrees) stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between the stripes;
- (n) All relevant stormwater design and disposal details;
- (o) All relevant fire service design and installation details;
- (p) All structural details including specifications and design drawings and statement(s)/certificate(s) by the design engineer stipulating the Australian

- Standards that the design complies with, including its design wind load parameters and resistance to earthquake loads;
- (q) The following provisions of the BCA are to be adequately addressed by provision of appropriate design plans and/or performance-based design brief and performance solution(s)-
 - D2D12(2) - The southern fire-isolated stairwell discharges more than 20m from open space that leads to a road.
 - F4D5) – The staff reception/office sanitary compartment is not a unisex disabled accessible toilet.
 - (r) Submission of a list of all existing and proposed essential fire safety measures applicable to the new building;
 - (s) Details of the method of ventilation to be provided to the building;
 - (t) As it is proposed to provide a 'hydraulic fire safety system' i.e. Fire Hydrants, sprinklers for protection of the building, the following requirements of section 22 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 will be invoked-
 1. The actual fire service design plans are required to be endorsed (i.e. stamped) by an accredited practitioner (fire safety) as complying with the relevant provisions of the Building Code of Australia, or
 2. The design plans are certified by a compliance certificate (under s6.16 of the EP&A Act) as complying with the relevant provisions of the Building Code of Australia; and
 3. The person providing the endorsement/certification must be-
 - i. In respect of endorsing the plans, be the holder of an accreditation under the Building and Development Certifiers Act from the accreditation authority Fire Protection Association Australia (FPAA); and
 - ii. In providing a Compliance Certificate, must be a Certifier– hydraulic (building) registered by the Building Commission NSW.
- (2) Details of the disabled facilities (including access paths, signage and location of any tactile ground surface indicators) need to be adequately detailed on the Construction Certificate application plans to permit assessment and compliance evaluation with the provisions of the Premises Standards and the BCA.
- (3) A list of fire safety measures must be submitted with the Construction Certificate application pursuant to Section 9 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. The Regulation prescribes that the information to be submitted must include:
- A list of any existing fire safety measures provided in relation to the land or any existing building on the land; and
 - A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.
- (4) On completion of the erection of the subject building, the owner of the building is

required to submit to the Principal Certifier (PC) a Fire Safety Certificate(s) with respect to each essential fire safety measure installed in association with the building - as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificate(s) must be submitted to the PC prior to occupation or use of the subject building.

Copies of the subject Fire Safety Certificate(s) must also be forwarded by the owner to Council (if not the appointed PC) and the Commissioner of Fire and Rescue NSW and displayed within the applicable building in a prominent position.

- (5) The owner of the building is required to submit to Council at least once in each period of 12 months following the completion of the building an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the building.

Copies of the subject Annual Fire Safety Statements must also be forwarded by the owner to the Commissioner of Fire and Rescue NSW and displayed within the subject building in a prominent position. In this regard Fire and Rescue NSW has requested that only electronic copies of the statement be forwarded to their dedicated website, being <https://www.fire.nsw.gov.au/afsssubmission>.

- (6) The obtaining of the required Section 68 approval for the development's plumbing and drainage works does not negate the statutory requirement for the plumbing and drainage licensee to provide to Council as the delegated Plumbing Regulator, the Notice of Work (NoW), Certificate of Compliance (CoC) and Sewerage Service Diagram (SSD) as prescribed under the Plumbing and Drainage Act 2011, for the proposed sanitary drainage/plumbing and domestic water plumbing works.

- (7) The activity must not be carried out in an environmentally unsatisfactory manner where:

- It contravenes, or is likely to contravene the *Protection of the Environment Operations Act 1997*, or
- It causes, or is likely to cause a pollution incident, or
- It prevents to control or minimise pollution, or the emission of any noise or the generation of waste, or
- It is not carried on in accordance with good environmental practice.

- (8) Council's Contribution Plans referred to in the conditions of this consent, may be viewed by the public without charge, at Council's Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday. The Plans can also be viewed on Council's website: www.dubbo.nsw.gov.au

- (9) The Development shall be carried out in accordance with Essential Energy's correspondence for this Development Application (copy attached).

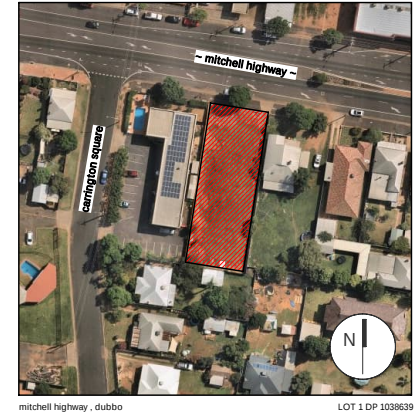


PROPOSED MOTEL DEVELOPMENT

barnson.
DESIGN . PLAN . MANAGE

Project:
PROPOSED MOTEL DEVELOPMENT
Site Address:
59 COBRA STREET
DUBBO, NSW 2830
Client:
MRS SAHAR SALMAN

LOCALITY PLAN.



DRAWING SCHEDULE.

A 01	COVER SHEET	REV D	DATED 22.05.2025
A 02	EXISTING SITE PLAN	REV D	DATED 22.05.2025
A 03	PROPOSED SITE PLAN	REV F	DATED 04.09.2025
A 04	GP FLOOR PLAN	REV E	DATED 04.09.2025
A 05	L1 FLOOR PLAN	REV E	DATED 04.09.2025
A 06	L2 FLOOR PLAN	REV E	DATED 04.09.2025
A 07	ROOFTOP GARDEN FLOOR PLAN	REV F	DATED 04.09.2025
A 08	ELEVATIONS G2	REV F	DATED 04.09.2025
A 09	ELEVATIONS G1	REV F	DATED 04.09.2025
A 10	SECTIONS	REV E	DATED 04.09.2025
A 11	SHADING DIAGRAMS - SUMMER	REV E	DATED 22.05.2025
A 12	SHADING DIAGRAMS - WINTER	REV G	DATED 04.09.2025
A 13	MATERIAL SCHEDULE	REV D	DATED 22.05.2025

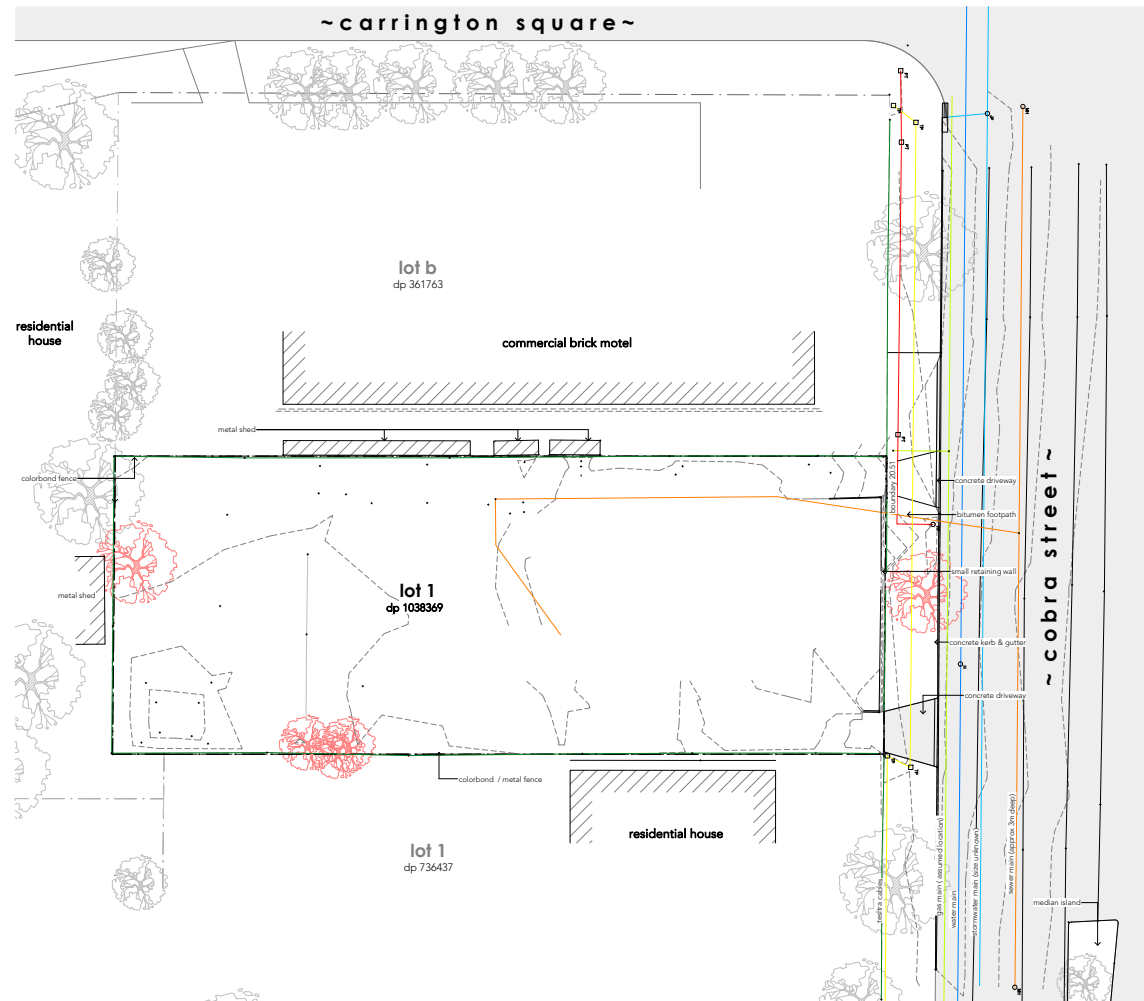
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COVER SHEET

Scale: 1:1 @ A1
Sheet: 01 of 14
Project No: 44511

Drawn: KG
Checked:
Revision: D

Drawing No.

44511-
A00



01

EXISTING SITE LAYOUT

Scale 1:150 @ A1
0 1000 2000 4000 6000 8000 10000

LEGEND.



denotes existing landscaping

new concrete kerb & gutter
for more information refer to preliminary civil design by 'Barnson Pty Ltd'existing contour lines
for more information refer to survey plan by 'Geodysa'

sewer



talstra below ground



watermain



sewer line



talstra line

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Rev.	Date	Amendment
A	10.12.2024	PRELIMINARY
B	10.02.2025	LEVEL 3 AMENDMENTS
C	30.04.2025	DIA COORDINATION
D	22.05.2025	ISSUED FOR DEVELOPMENT APPLICATION

Project: PROPOSED MOTEL DEVELOPMENT

Site Address:
59 COBRA STREET
DUBBO, NSW 2830
Client:
MRS SAHAR SALMAN

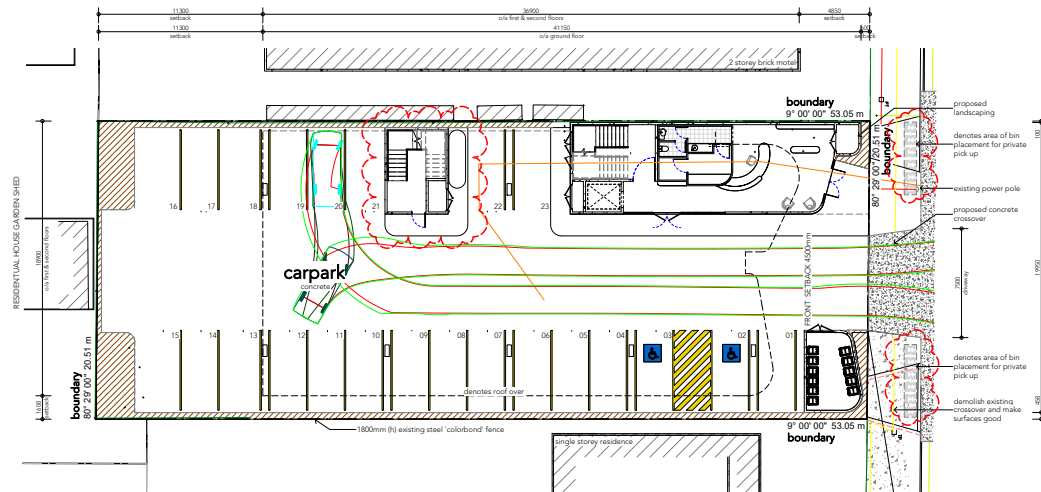
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Scale:	As indicated @ A1	Drawn:	NS
Sheet:	02 of 14	Checked:	KG
Project No:	44511	Revision:	D

Drawing No.

44511-
A01

ISSUED FOR DA



02

PROPOSED SITE LAYOUT

Scale 1: 150 @ A1

AREA SCHEDULE - SITE

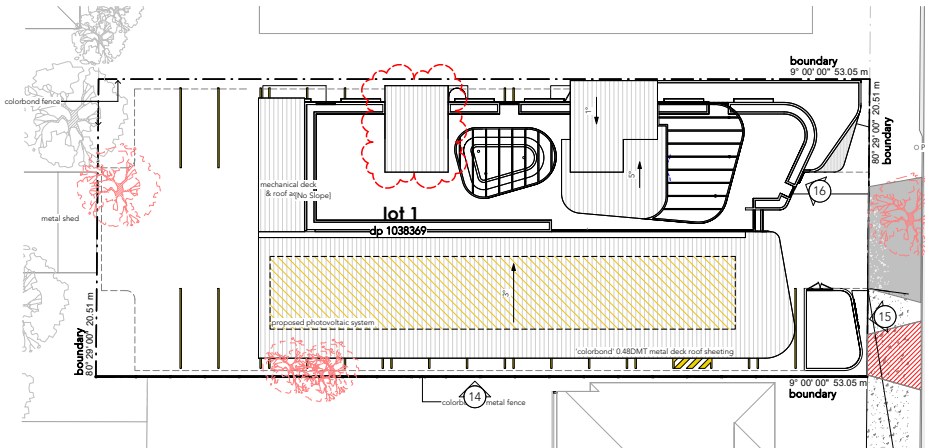
site usage	floor area
carpark	784m ²
foyer	97m ²
landscaping	93m ²
stairwell/lift	52m ²
sidewalk	39m ²
garbage	23m ²
total site area	1088m²

AUSTROAD NOTES.

Denotes austroads service vehicle - 5.5m (pro trailer) with 9m radius & turning speed of 0.5m/h

Design vehicle turning path templates should be applied to ensure that:

- Locate face of kerbs at least 0.6 m clear of wheel paths.
- Allow 0.6 m clearance outside path of overhang and ensure that this area is kept free of road furniture.
- The outside edge of the swept path remains within the paved area



03

PROPOSED ROOF LAYOUT

Scale 1: 150 @ A1

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E	20.08.2025	BIN PLACEMENT CHANGES
F	04.09.2025	STAIRWELL LOCATION CHANGE

Project: PROPOSED MOTEL DEVELOPMENT

Site Address:
59 COBRA STREET
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Client:
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Drawing Title: PROPOSED SITE PLAN

Scale:	As indicated @ A1	Drawn:	NS
Sheet:	03 of 14	Checked:	KG
Project No:	44511	Revision:	F

Drawing No.

44511-
A02



building usage	floor area
foyer / office	80.3m ²
stairs / lift	51.7m ²
garbage	23m ²
total	155m²

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Project.
PROPOSED MOTEL DEVELOPMENT

Site Address.
**59 COBRA STREET
DUBBO, NSW 2830**

Client.
MRS SAHAR SALMAN

Drawing Title.
GF FLOOR PLAN

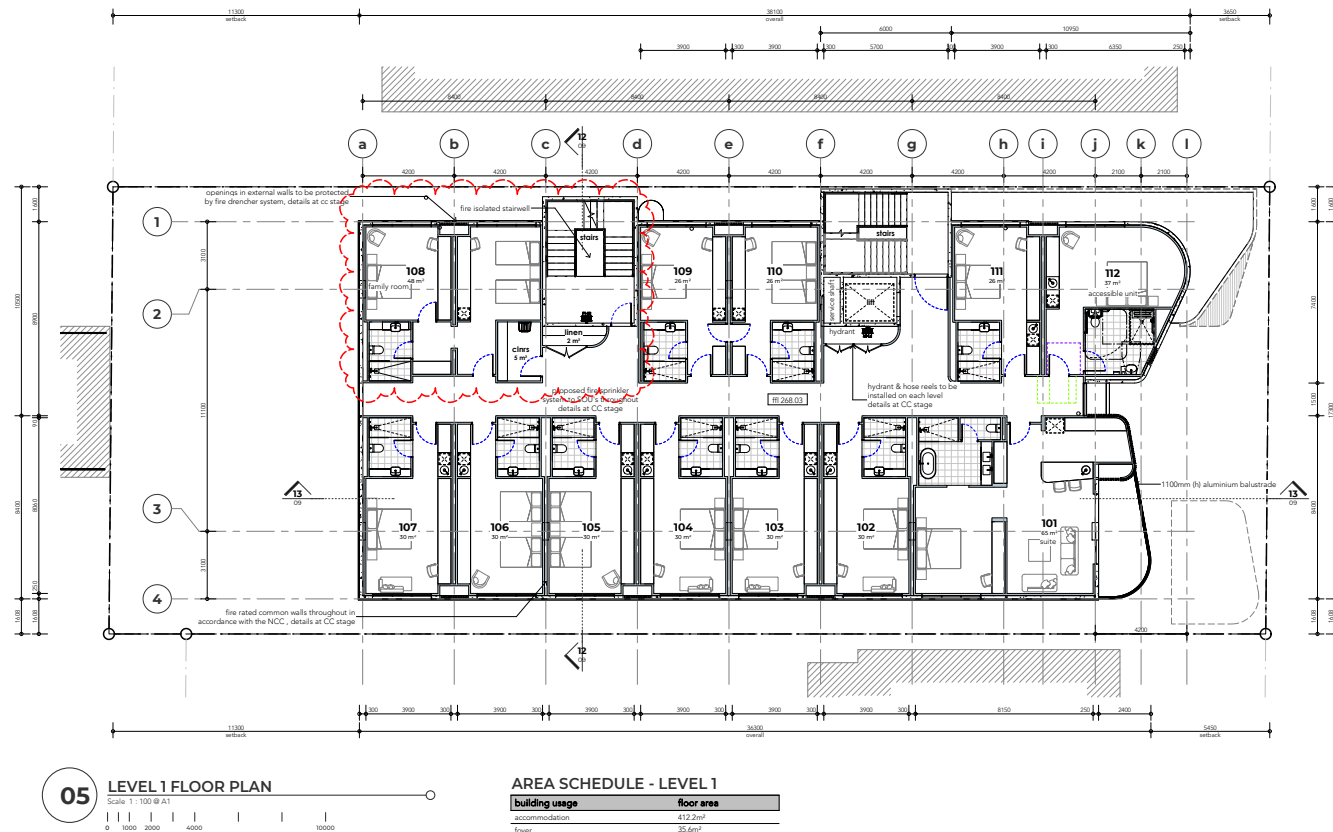
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Sheet. **04 of 14**

Project No. **44511**

Drawing No.

44511-
A03



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E	04.09.2025	STAIRWELL LOCATION CHANGE

PROPOSED MOTEL DEVELOPMENT

Site Address:
59 COBRA STREET
DUBBO, NSW 2830
Client:
MRS SAHAR SALMAN

L1 FLOOR PLAN

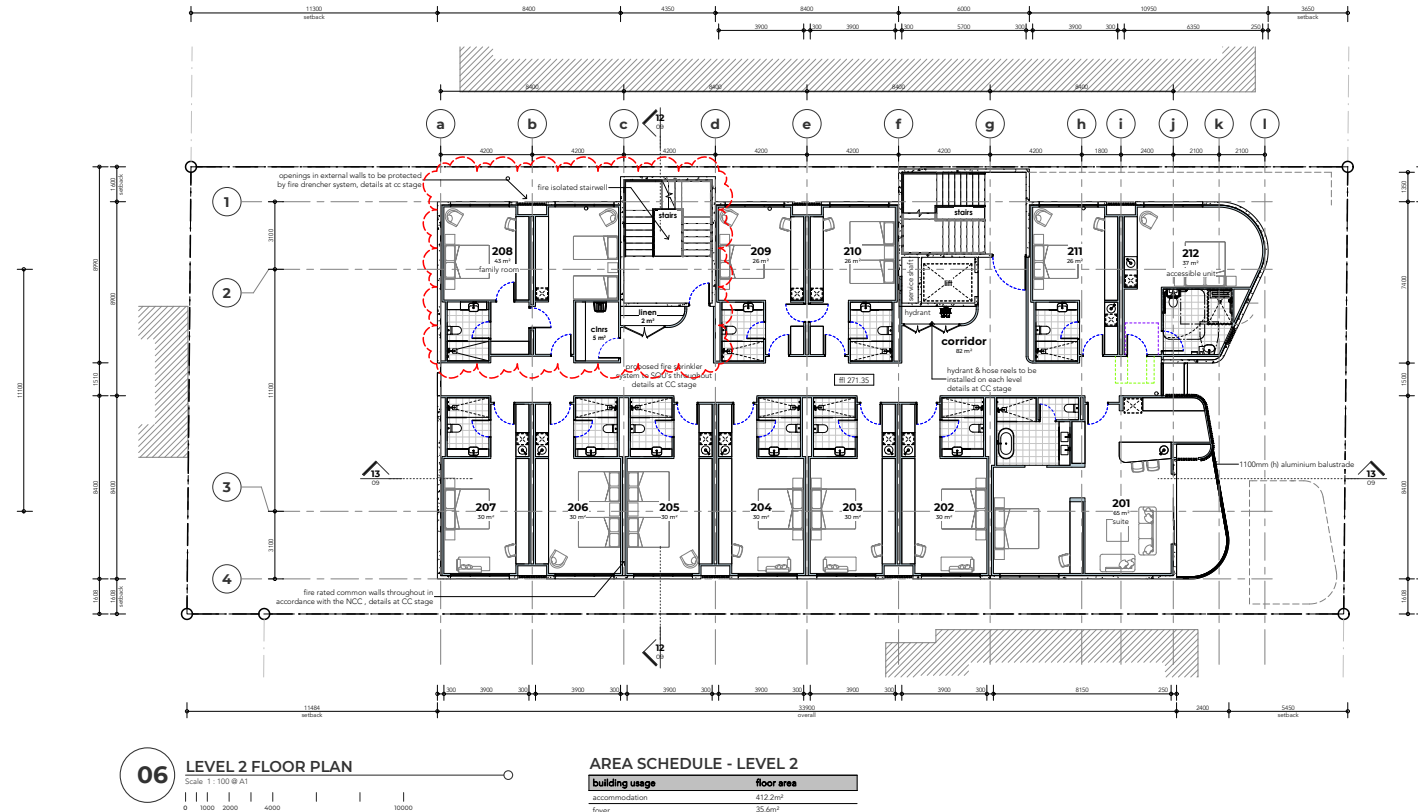
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Project No: 44511

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Checked: E
Revision:

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Drawing No.

**44511-
A04**



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E	04.09.2025	STAIRWELL LOCATION CHANGE

Project:
PROPOSED MOTEL DEVELOPMENT

Site Address:
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Client:
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Drawing Title:
L2 FLOOR PLAN

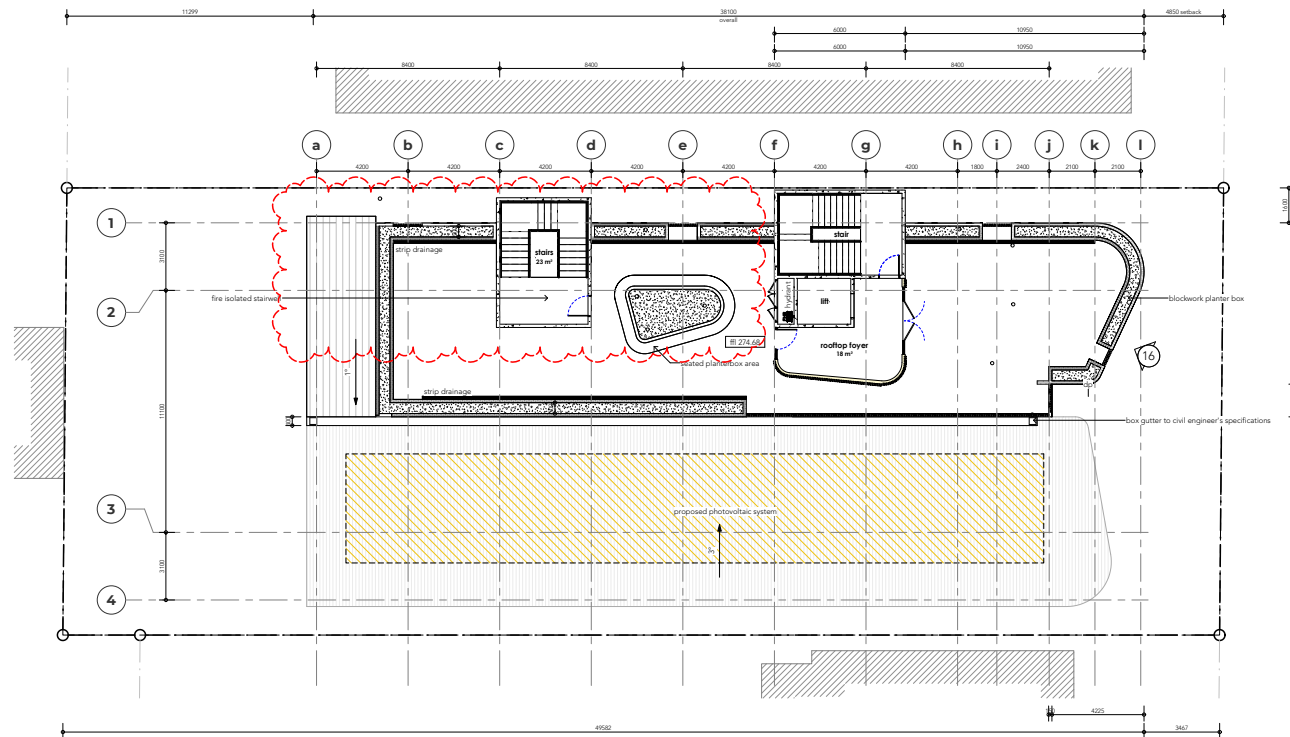
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Sheet: 06 of 14
Project No: 44511

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Revision:

Drawing No.

NS
KG
E

44511-
A05



07 ROOFTOP GARDEN FLOOR PLAN
Scale 1:100 @ A1

AREA SCHEDULE - ROOFTOP	
building usage	floor area
stair / lift	37.3m²
foyer	18.0m²
rooftop gardens	190m²
total	299.7m²

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Project:
PROPOSED MOTEL DEVELOPMENT

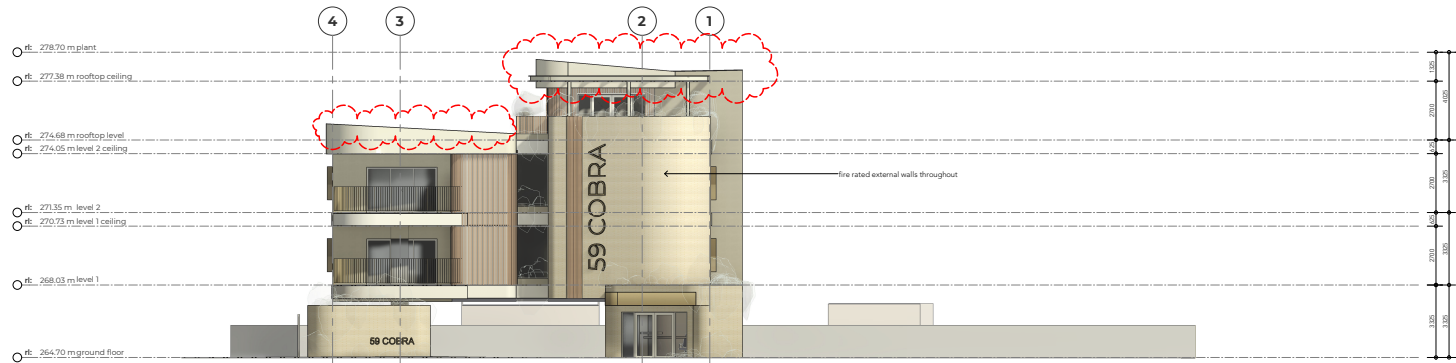
Site Address:
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Drawing Title:
**ROOFTOP GARDEN FLOOR
PLAN**
Scale: 1:100 @ A1
Sheet: 07 of 14
Project No: 44511
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Checked: KG
Revision: E

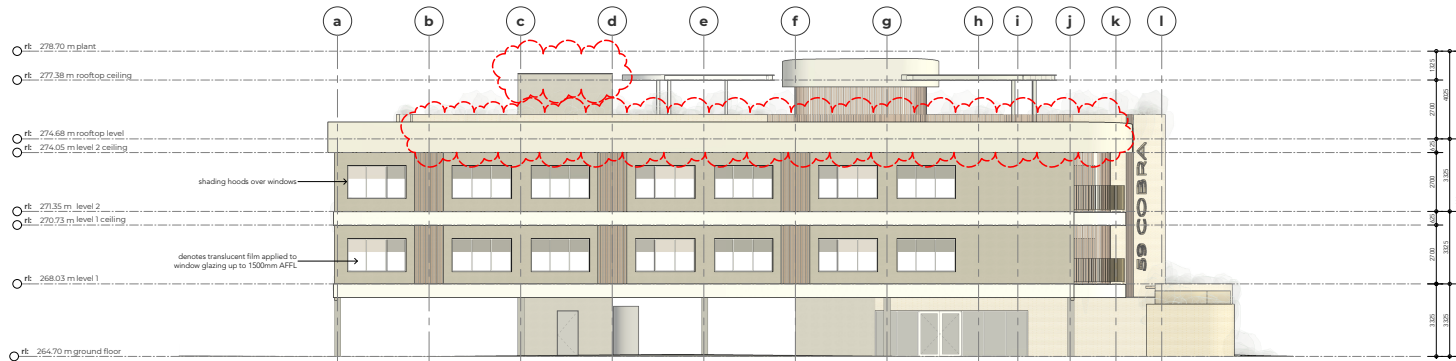
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Drawing No.

**44511-
A06**



08 ELEVATION. NORTH FACADE
Scale 1:100 @ A1



09 ELEVATION. EAST FACADE
Scale 1:100 @ A1

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F	04.09.2025	STAIRWELL LOCATION CHANGE

Project:
PROPOSED MOTEL DEVELOPMENT

Site Address:
**59 COBRA STREET
DUBBO, NSW 2830**
Client:
MRS SAHAR SALMAN

Drawing Title:
ELEVATIONS 01

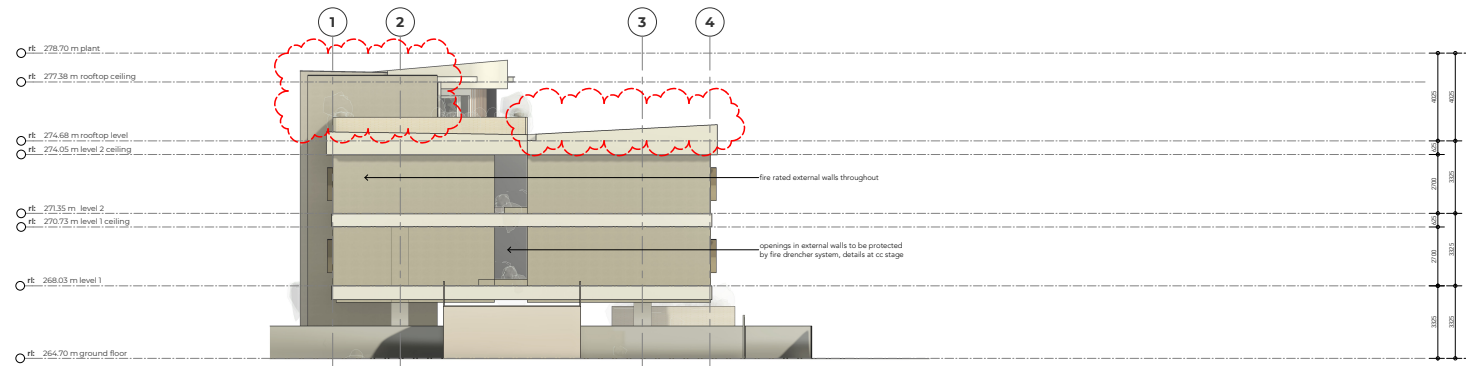
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Project No: 44511

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Revision: F

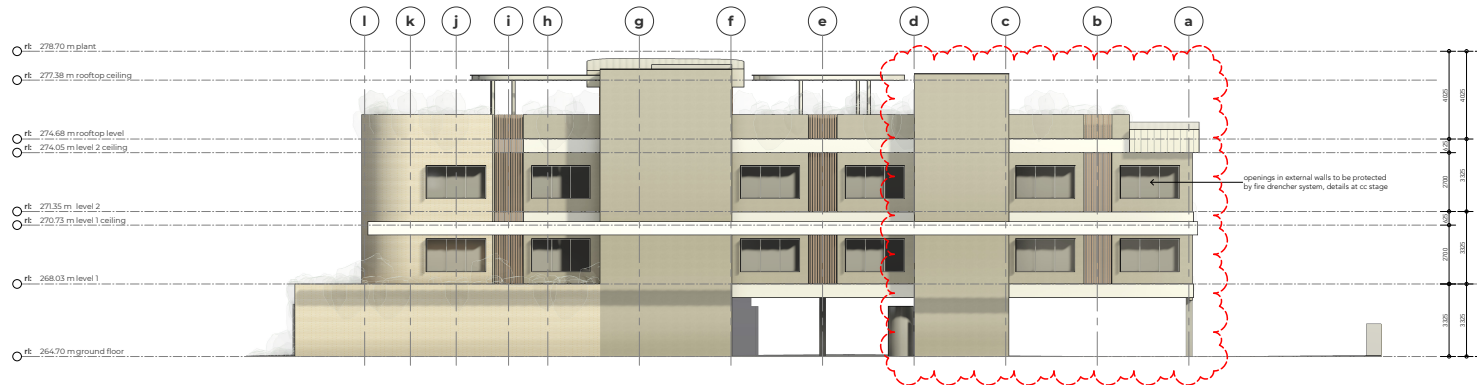
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Drawing No.

**44511-
A07**



10 SOUTH FACADE
Scale 1:100 @ A1



11 ELEVATION. WEST FACADE
Scale 1:100 @ A1

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Project:
PROPOSED MOTEL DEVELOPMENT

Site Address:
**59 COBRA STREET
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Client:
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Drawing Title:
ELEVATIONS 02

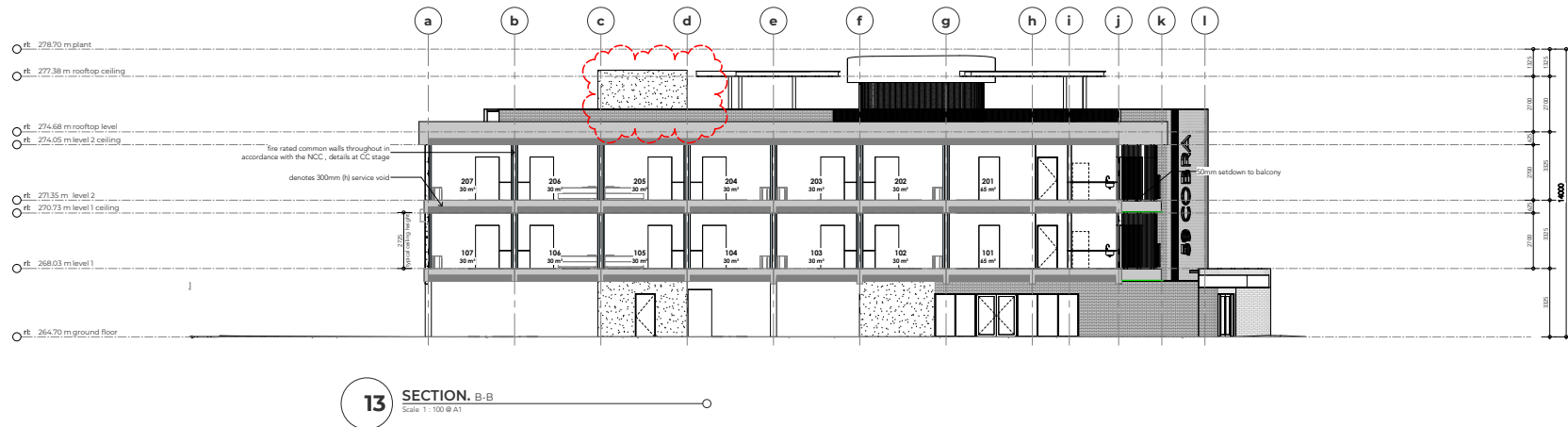
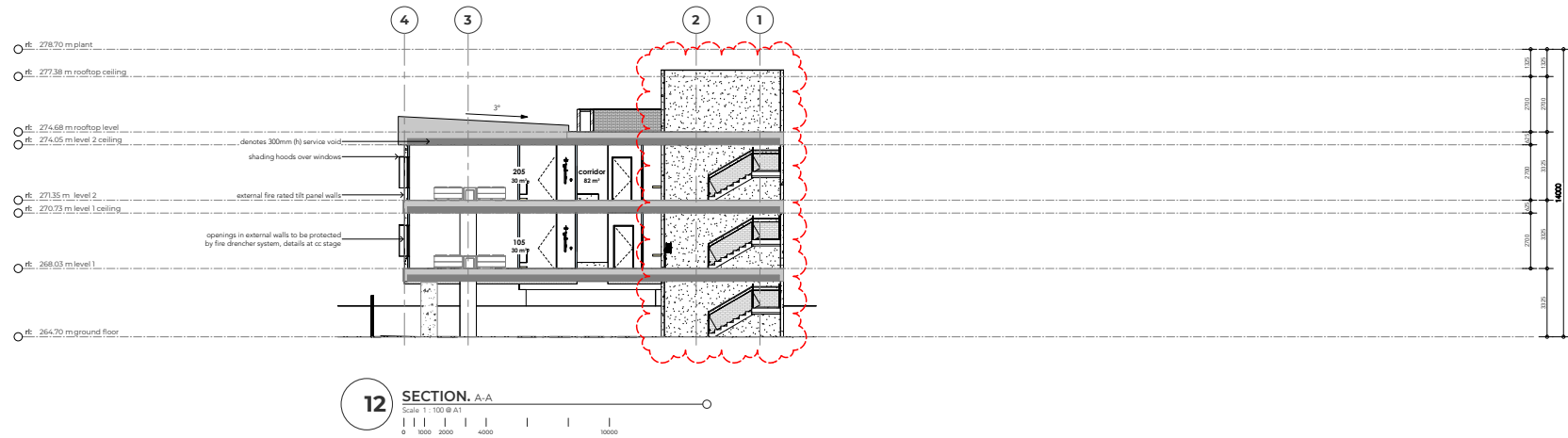
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Project No: 44511

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Revision: F

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**44511-
A08**



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Rev.	Date	Amendment
A	10.12.2024	PRELIMINARY
B	10.02.2025	LEVEL 3 AMENDMENTS
C	30.04.2025	DA COORDINATION
D	22.05.2025	ISSUED FOR DEVELOPMENT APPLICATION
E	04.09.2025	STAIRWELL LOCATION CHANGE

Project: PROPOSED MOTEL DEVELOPMENT

Site Address:
59 COBRA STREET
DUBBO, NSW 2830
Client:
MRS SAHAR SALMAN

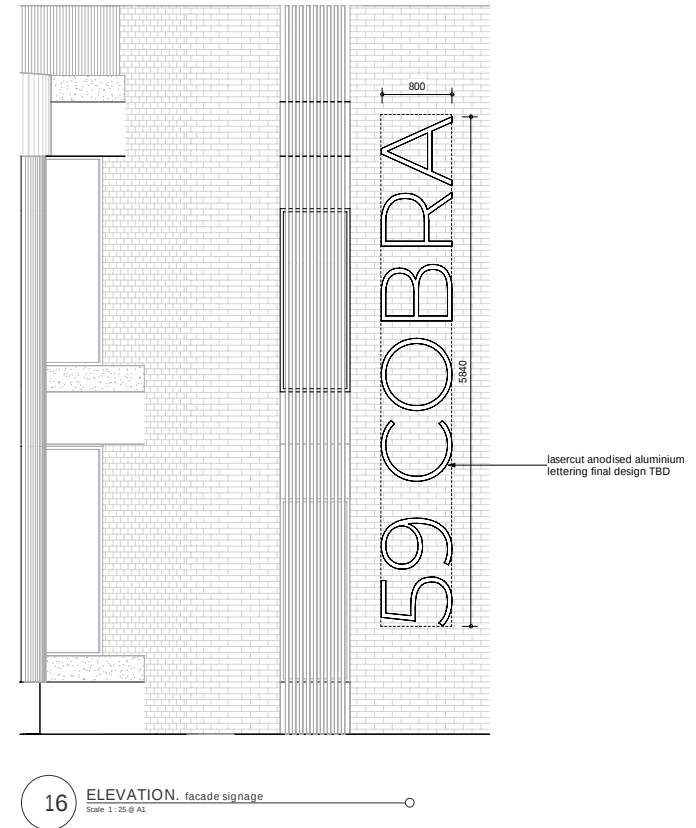
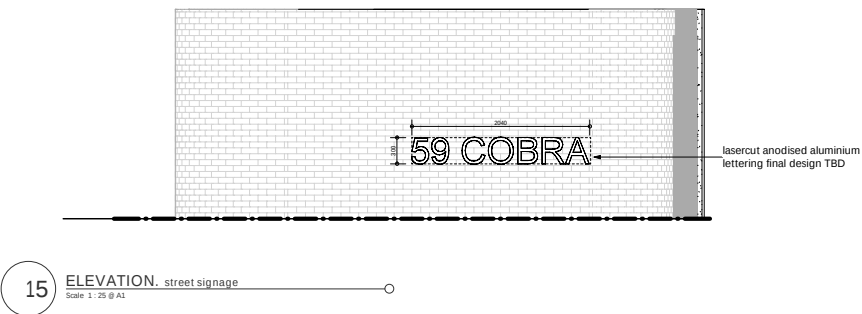
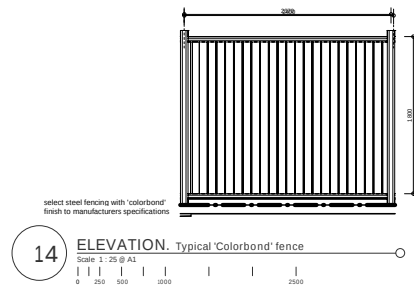
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Sheet:	10 of 14	Checked:	KG
Project No:	44511	Revision:	E

ISSUED FOR DA

Drawing No.

**44511-
A09**



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C	30.04.2025	DA COORDINATION
D	22.05.2025	ISSUED FOR DEVELOPMENT APPLICATION
E	06.06.2025	SIGNAGE TITLES AMENDED

Project:
PROPOSED MOTEL DEVELOPMENT

Site Address:
59 COBRA STREET
DUBBO, NSW 2830
Client:
MRS SAHAR SALMAN

Drawing Title
SIGNAGE DETAILS

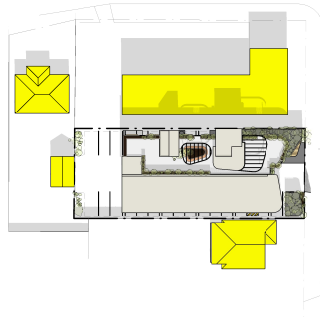
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Project No: 44511

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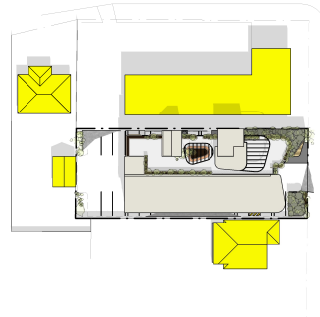
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A10

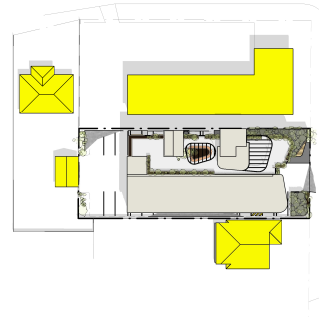
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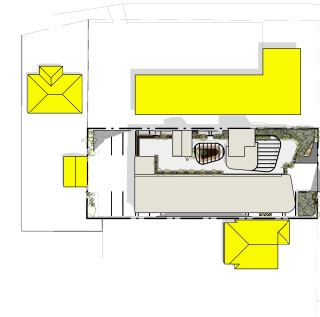
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Scale @ A1



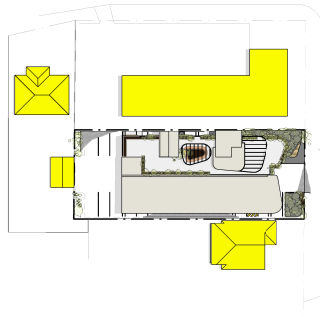
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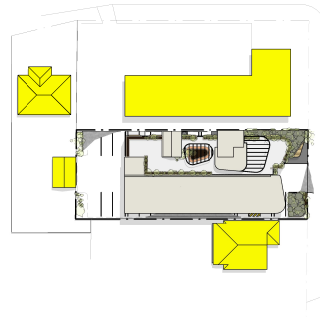
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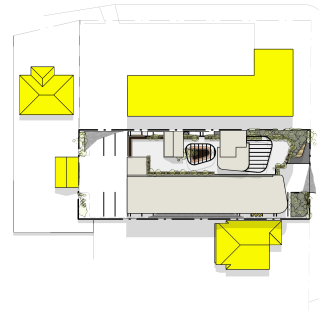
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Scale @ A1



21 SHADOW DIAGRAM. SUMMER - 21st DEC - 1pm
Scale @ A1



22 SHADOW DIAGRAM. SUMMER - 21st DEC - 2pm
Scale @ A1



23 SHADOW DIAGRAM. SUMMER - 21st DEC - 3pm
Scale @ A1

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E	20.08.2025	ROOF PITCH CHANGE

Project:
PROPOSED MOTEL DEVELOPMENT

Site Address:
59 COBRA STREET
DUBBO, NSW 2830
Client:
MRS SAHAR SALMAN

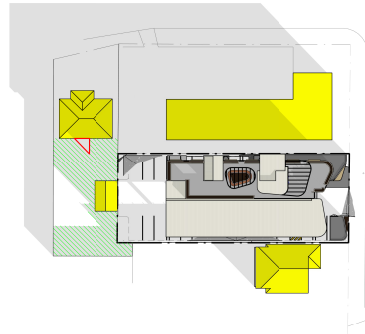
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Project No. 44511

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Checked. KG
Revision. E

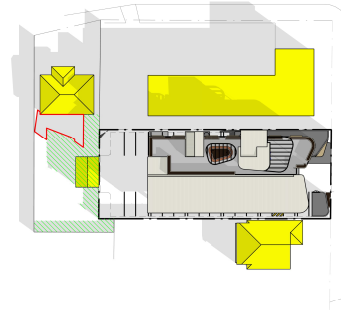
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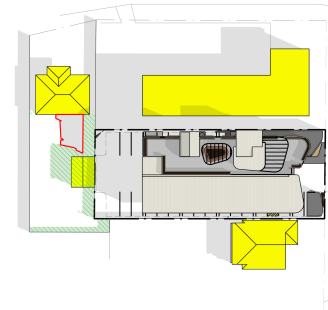
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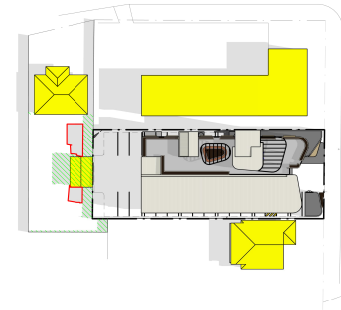
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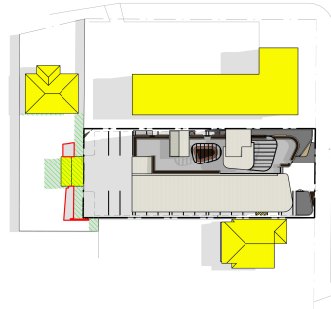
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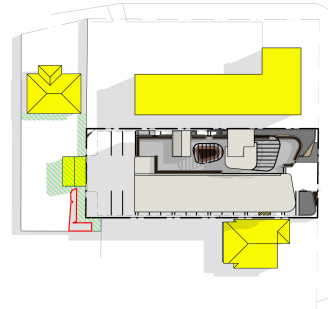
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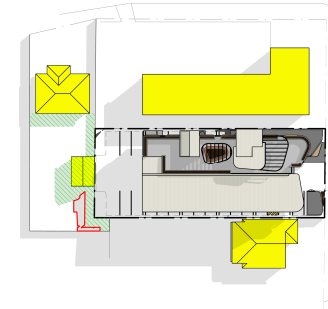
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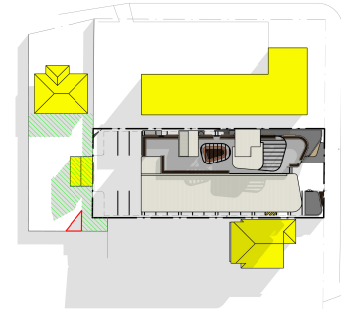
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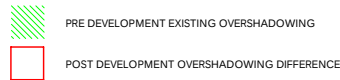
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30 SHADOW DIAGRAM. WINTER - 22nd JUNE - 3PM
Scale 1: 500 @ A1



31 SHADOW DIAGRAM. WINTER - 22nd JUNE - 4PM
Scale 1: 500 @ A1



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E	06.06.2025	SHADOW DIAGRAM DATES AMENDED
F	20.06.2025	ROOF PITCH CHANGE
G	04.09.2025	STAIRWELL LOCATION CHANGE

Project. PROPOSED MOTEL DEVELOPMENT

Site Address
59 COBRA STREET
DUBBO, NSW 2830
Client
MRS SAHAR SALMAN

Drawing Title SHADOW DIAGRAMS - WINTER

Scale 1: 500 @ A1
Sheet 13 of 14
Project No. 44511

Drawn NS
Checked KG
Revision G

Drawing No.

44511-
A12

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32 MATERIAL SCHEDULE

Scale 1 : 1 @ A1

	manufacture : PGH BRICKS material : Brick Facing range : Morada colour : Blanco Linear key : BR1
	manufacture : SCULPTFORM material : Timber look Vinyl on Aluminium range : 50mm - two piece batten colour : Australian Ash key : BA1
	manufacture : Lysaght material : steel range : imperial colour : Surfist key : RS1
	manufacture : Dulux material : acrylic range : AcraTex colour : 951 tuscan key : WC1
	manufacture : Sculptform material : aluminum range : Velo Cladding - Fine line 120mm colour : Australian Ash key : WC1
	manufacture : Sculptform material : aluminum range : Velo Cladding - Fine line 120mm colour : Light Gold key : WC2
	manufacture : HekaHoods material : aluminum range : Core Series - Downward Return colour : Powdercoat - TBD key : HA1
	manufacture : Boral material : Concrete range : Tib Up Panel Class 1 colour : Additive tint - TBD key : TU1
	manufacture : AWS material : Aluminum range : Elevate colour : Pearl White key : FR1

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44511-
A13

Archived: Tuesday, 30 September 2025 8:33:09 AM
From: [REDACTED]
Mail received time: Sun, 29 Jun 2025 02:50:15
Sent: Sun, 29 Jun 2025 12:49:58
To: [Dubbo Regional Council](#)
Subject: DA 2025-269
Importance: Normal
Sensitivity: None

⚠ CAUTION: This email came from outside the organisation. Be cautious clicking links and do not open attachments unless they are expected.

The Chief Executive Officer
Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

Dear Sir,
DEVELOPMENT APPLICATION D2025 -269
59 Cobra St Dubbo

My name is Warren Michael Twohill and I am the owner of 57 Cobra St Dubbo- The Comfort Inn Dubbo City. I wish to submit the following objections to the above development.

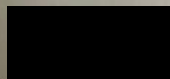
1. I am concerned of the traffic congestion this will add to an already very busy highway particularly in mornings when buses and other vehicles are using the street. I would recommend that only access to any property in this location be by a side entrance. I

recall that some years ago Council did make this a requirement for any new development in Cobra St

2. I note from the information supplied that the new building would cast a shadow over my property and prevent sun reaching the solar panels on the roof of my building
3. The plan shows windows in all rooms facing west. On the first floor in particular the windows allow sighting of all bathroom windows on the eastern side of my building thus impacting on the privacy of my guests.
4. I also note that there are less parking spaces than the number of rooms proposed which will lead at times to some vehicles being parked on the street. I would like Council's advice on how many parking spaces are required for new developments such as this

I should point out that I am not opposed to the application for the erection of an accommodation facility as such but I seek to have the points above addressed to eliminate any impact that could occur to my property

Thank you for the opportunity to present my concerns


/ W M Twohill

Sent from my iPhone

Archived: Tuesday, 30 September 2025 8:33:46 AM
From: [REDACTED]
Mail received time: Tue, 8 Jul 2025 05:35:25
Sent: Tue, 8 Jul 2025 15:35:07
To: [Dubbo Regional Council](#)
Cc: [REDACTED]
Subject: Development application AU25/1096
Importance: Normal
Sensitivity: None

 **CAUTION:** This email came from outside the organisation. Be cautious clicking links and do not open attachments unless they are expected.

To whom it may concern,
Re: Development application
Ref. AU25/1096 59 Cobra Street

We are the owners of 5 Carrington Square Dubbo. Please find following a written submission regarding the above mentioned development application. We wish to strongly oppose the development on the following grounds:

- Height is excessive and will impact on the amenity of 5 Carrington Square.
- Shade diagrams indicate that during the winter months, shade will be cast over the house and yard until at least midday, resulting in no morning sun on house or yard.
- The back yard is now unlikely to receive any sun during the winter months as the existing house then casts shade over the yard after midday.

I look forward to your response,

Yours sincerely,
TM Price & MM Holden



APPLICATION ASSESSMENT REPORT

REPORT: Lot: 1 DP: 1038639, 59 Cobra Street DUBBO
Development: Motel
Applicant: Mrs S Salman
Owner: Mrs S Salman
Assessing Officer: Statutory Planning Services Team Leader
Date: 24 September 2025
File: D2025-269 Part 1

PROPOSED DEVELOPMENT

Council is in receipt of a Development Application for a motel at Lot 1 DP 1038639, No. 59 Cobra Street, Dubbo.

The proposed development comprises the construction of a 24 room motel on the subject vacant land. Specifically the development will comprise:

- The construction of a generally three (3) storey brick and concrete building with access to a rooftop garden;
- Twelve (12) accommodation units on each of the first and second floors including family suites and accessible units serviced by a mechanical lift;
- The accommodation units shall include an ensuite and have a floor area of approximately 26m²; the two (2) accessible units shall have a floor area of closer to 37m²; the family rooms shall be 48m²; and the family suites 65m²;
- Office/reception area at ground floor;
- Construction of new layback/crossover on Cobra Street to provide vehicular access and egress;
- A 23 space (including two (2) accessible spaces) undercover car parking area at ground level;
- Provision of necessary infrastructure to collect and discharge stormwater to Council's stormwater system;
- A screened garbage bin waste area;
- Business identification wall signage;
- Landscaping along property boundaries; and
- Street tree removal.

For an architectural image of the proposed development see **Figure 1**.



Figure 1: Architectural image of development proposal

SITE CHARACTERISTICS

Locality

The allotment is located on the southern side of Cobra Street. It has an area of 1,087.5m² and a frontage to Cobra Street of 20.5 metres. For a locality map of the site see **Figure 2**.



Figure 2: Aerial image of 59 Cobra Street and locality

Slope

The site is flat with no significant slope.

Vegetation

All native vegetation has been previously removed from the site.

Access

Access to the site is obtained via Cobra Street, a bitumen sealed public road with 'upright' kerb and guttering.

Drainage

Drainage would occur into Council's reticulated stormwater system on Cobra Street.

Services

The site would be connected to all utility services (water, sewer, stormwater and electricity).

Adjoining uses

North: Commercial
 South: Low density residential
 East: Low density residential
 West: Motel

Site Inspection

An inspection of the site was conducted on 8 August 2025, a number of photographs are included on file.

SITE HISTORY

The site has been the subject of a number of Development Applications over the years. Relevant to this application are:

DA No.	Development Description
D08-110	Demolition of dwelling and erection of food outlet – approved 28 July 2008
CD15-9	Demolition of dwelling and associated structures – approved by private certifier 29 January 2015
D15-591	Medical centre – approved 11 February 2016

A dwelling previously existed on the land that was demolished under CD15-9. Despite a number of approvals existing on the land, no development has occurred with (aside from CD15-9) all the above consents having lapsed.

There are no issues from previous development approvals, which require further consideration.

PLANNING ASSESSMENT Section 4.15(1)

As required by the Environmental Planning & Assessment Act, 1979, Section 4.15(1), the following relevant matters are addressed below:

- environmental planning instruments (State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs);
- draft environmental planning instruments;
- development control plans;
- planning agreements;
- regulations;
- environmental (natural and built), social and economic impacts;
- suitability of the site;
- submissions; and
- public interest.

(a)(i) *Environmental Planning instruments*

SEPP (Industry and Employment) 2021

Chapter 3 – Advertising and Signage

As identified in **Figure 3** below, the Application proposes building identification signage on the northern façade of the main building and wall around the bin storage enclosure. They will simply provide the property address '59 Cobra Street'. The sign on the main building will be 5.8 metres high x 0.8 metres wide (4.64m²), and the sign on the wall will be 2 metres wide by 0.3 metres high (0.6m²).



Figure 3: Northern elevation showing proposed signage

It is noted that the signage cannot be considered exempt development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as there will be more than one (1) sign on a street frontage and the larger sign will have an area greater than 2.5m² (Clause 2.85).

This SEPP applies to all signage as per Clause 6 of this SEPP. Clause 8 of this SEPP requires the consent authority to be satisfied that all signage is consistent with the objectives of the plan and assessment criteria as set out under Schedule 5 of the plan.

The aims of this plan, as specified under Clause 3(1)(a), are:

“(1) This Policy aims:

- (a) to ensure that signage (including advertising):*
 - (i) is compatible with the desired amenity and visual character of an area, and*
 - (ii) provides effective communication in suitable locations, and*
 - (iii) is of high quality design and finish.”*

It is considered that the signage proposed is consistent with the aims of the plan as specified above.

It is also considered that the proposed business identification sign is consistent with the assessment criteria as set out in Schedule 5. An assessment of Schedule 5 is made below:

1 Character of the area

The signage is considered to be compatible with the character of the area and consistent with other signage in the locality.

2 Special areas

It is considered that the signage will not detract from the visual quality of the environment. Nearby development contains like signs in terms of numbers and dimensions.

3 Views and vistas

Being façade signage, it is considered the proposed signage will not block the viewing rights of future signage or compromise important views.

4 Streetscape, setting or landscape

The scale, proportion and form of the signage is appropriate for the streetscape, setting or landscape. No vegetation will be required to be removed for the erection of the signs.

5 Site and building

The proposed signage highlights important features of the businesses that are of a scale that will be proportionate to the remainder of the site and other signage.

6 Associated devices and logos with advertisements and advertising structures

The proposed signage does not include any safety devices, platforms, lighting devices, logos etc however none are required.

7 Illumination

Signage is not proposed to be illuminated or lit through external lighting. Nevertheless, an appropriate condition will be included on the consent that such business identification signage will not flash, be luminous or be animated.

8 Safety

The signs are not considered to pose a safety risk to vehicles or pedestrians by way of obscuring sight lines.

Overall it is considered that such signage is consistent with the aims of the SEPP and the assessment criteria as set out in Schedule 5.

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

The land is not listed on Council's Potentially Contaminated Land Register. However as identified above, the land previously contained a dwelling that was demolished in 2015. Given the age of that dwelling, it likely contained potentially contaminating building products such as asbestos and lead paint.

The Applicant has submitted a Contamination Clearance Certificate that was undertaken post demolition in 2015. It identified that all waste products were disposed of at a licenced waste facility and a visual inspection of the property did not detect any asbestos material remaining.

A recent inspection of the property by Council staff also demonstrates no activities have been undertaken that may have compromised the site since this Certificate was produced. Consequently it is considered the land is suitable for the proposed land use from a contamination perspective. An appropriate condition will be included on the consent regarding procedures for any unexpected finds.

SEPP (Sustainable Buildings) 2022

Chapter 3 – Standards for non-residential development

The Class 3, 5 and 7a building will be required to comply with the energy efficiency provisions, as applicable in its particular circumstances. In this regard the bedrooms and common areas would be regarded as a 'conditioned space' and subject to Section J of the Building Code of Australia. To be conditioned that such details be provided with the Construction Certificate.

SEPP (Transport and Infrastructure) 2021

Chapter 2- Infrastructure

Division 5 – Electricity transmission or distribution networks

The application was referred to Essential Energy in accordance with Clause 2.48 for which they responded in correspondence uploaded to the NSW Planning Portal, raising no objection to the proposed development. The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

Division 17 – Roads and traffic

The development has frontage to, and will have direct access from, a classified road being the Mitchell Highway (Cobra Street). Consideration will be given to Clause 2.119 and impacts of the development to Cobra Street. It is also noted the Applicant has submitted a Traffic and Parking Impact Statement to demonstrate no adverse impact from a traffic impact perspective.

Council's Infrastructure Strategy Branch has reviewed the Application and raised no objection to the development from a traffic safety or functionality perspective. This is noting:

- Although vehicular access to the property will be obtained directly off Cobra Street, it is considered that safe access can still be obtained through a wide enough roadway to allow deceleration into the property;
- Good sight lines allow safe egress from the property in both directions;
- The safety and efficiency of the operation of the classified road will not be compromised as a consequence of vehicles accessing the development site; and
- The development will not emit dust or smoke that will compromise the safety of users of the classified road.

A condition will be included on the consent regarding the construction of the driveway, along with signage and linemarking, to maximise traffic safety.

The development is not considered to be traffic generating development for the purposes of Clause 2.122 and Schedule 3 of the SEPP. As a consequence the development was not referred to Transport for New South Wales (TfNSW).

Clause 2.120 concerns the impact of road noise and vibration to certain development. The clause is particularly worded for consideration of development for permanent residential accommodation and being located adjacent to a roadway that has a daily traffic volume of more than 20,000 vehicles. This development does not trigger either.

Nonetheless, the development is for tourist accommodation and is located on the fringe of the Dubbo Central Business District. It therefore may be impacted upon by nighttime pedestrian activity and early morning service vehicles, as well as normal highway traffic (including emergency service traffic). In this regard it is considered necessary to ensure occupants of accommodation rooms are suitably protected from adverse noise impacts.

A condition will therefore be included on the consent that noise levels within all proposed habitable rooms shall comply with the recommendations of Australian/New Zealand Standard AS/NZS 2107:2016 – *Acoustics - Recommended Design Sound Levels and Reverberations Times for Building Interiors*, with details to be provided at the Construction Certificate stage.

Note: While a number of other SEPPs apply to the land, none are specifically applicable to this development.

Dubbo Regional Local Environmental Plan 2022

The following clauses of Dubbo Regional Local Environmental Plan (LEP) 2022 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

Clause 1.2 Aims of Plan

The proposed development is not contrary to the relevant aims of the Plan.

Clause 1.4 Definitions

The proposed development is defined under the Dubbo Regional Local Environmental Plan 2022 as *motel accommodation*, which is defined as:

a building or place (whether or not licensed premises under the [Liquor Act 2007](#)) that provides temporary or short-term accommodation on a commercial basis and that—
(a) comprises rooms or self-contained suites, and
(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,
but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Clause 1.9A Suspension of covenants, agreements and instruments

The land is not burdened by any easements or covenants.

Clause 2.2 Zoning of land to which Plan applies

The subject site is zoned SP3 Tourist.

Clause 2.3 Zone objectives and Land Use Table

The proposed development complies with the relevant objectives of the SP3 zone, in particular:

- To provide for a variety of tourist-oriented development and related uses.
- To facilitate tourist-orientated development along major transport corridors.
- To strengthen the viability of existing centres through increased economic activity and employment.
- To ensure further development in the Cobra Street and Whylandra Street precincts will not interfere with established uses on land zoned for residential uses.

The proposed development for motel accommodation is permitted with development consent in the SP3 zone.

Clause 5.10 Heritage Conservation

The property is not heritage listed. A listed heritage item is located near the development site at 44-46 Cobra Street (The Sheiling – Item 189). It is considered the proposed motel development, being located on the opposite side of Cobra Street to the heritage item, will not adversely impact the heritage item.

Clause 5.14 Siding Spring Observatory – maintaining dark sky

The proposed development has been assessed as unlikely to adversely affect observing conditions at the Siding Spring Observatory, having regard to subclauses:

- 2(a) - the amount of light to be emitted;
- 2(b) - the cumulative impact of the light emissions with regard to the critical level;
- 2(c) - outside light fittings (shielded light fittings);

- 2(d) - measures taken to minimise dust associated with the development; and
- 2(e) - the Dark Sky Planning Guidelines published by the Secretary under Clause 61 of the EP&A Regulation 2021.

Additionally, as per subclause (7) the proposed development is not considered likely to result in the emission of light of 1,000,000 lumens or more. An appropriate condition will be included on the consent that all external light fittings be shielded and point downwards to minimise light spill to the night sky and neighbouring properties.

Clause 7.2 Earthworks

The proposed development will require earthworks to be undertaken upon the site. Erosion and sediment control measures are required before any earthworks commence in which a condition to this effect will be placed on the consent.

Clause 7.5 Groundwater vulnerability

The land is included on the Natural Resource – Groundwater Vulnerability Map. The proposed development is not likely to cause groundwater contamination nor will it likely have an effect on any groundwater dependent ecosystems. It is also considered not likely to have a cumulative impact on groundwater.

Clause 7.7 Airspace operations

The subject site is located within the Obstacle Limitation Surface Map at height 362mAHD. The site for the proposed development has a surface level of 264.7mAHD and with the development having a height of 14 metres that equates to an overall height of 278.7mAHD, 83.3 metres below the surface map.

(a)(ii) Draft Environmental Planning instruments

No draft environmental planning instruments apply to the land to which the Development Application relates.

(a)(iii) Development control plans

Dubbo Development Control Plan 2013

An assessment is made of the relevant chapters and sections of this DCP. Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

Chapter 2.2 Commercial Development and Subdivision

Section 2.2.5 – Development Controls*Element 1 Set-backs*

	Boundary Setback (m)	Minimum DCP Setback (m)	Compliant?
Front (north)	1.8	10 (highway frontage)	No – see departure
Side (east)	0.45	5	No – see departure
Side (west)	0	5	No – see departure
Rear (south)	10	10	Yes

As noted above, compliance is not achieved for the front and side setbacks. With regards to the front setback, the primary setback of the building is 4.5 metres, with minor encroachments forward of this for a storeroom and the bin enclosure. The Applicant has provided the following departure request:

The proposed building shall have a front setback of approximately 4.5 metres with a minor encroachment from a small storeroom. The proposed front setback departure is considered justified in that it is considered consistent with the building line established by the dwellings at 63, 65 and 67 Cobra Street and the motel at 57 Cobra Street. Provision is made for landscaping between the front boundary and the building and parking is situated behind the building line.

The departure request is supported.

With regards to the eastern side setback, the primary setback is 1 metre, with a minor ground level encroachment for the bin storage enclosure. On the western side boundary, the zero metre setback encompasses the ground floor office component (approximately one-third of the property boundary length), with the remainder being setback 450mm. The Applicant has provided the following departure request:

The side setbacks are within 5 metres however this is considered justified as landscaping is to be provided and the majority of the ground floor shall remain open where the car park is located.

Again, the departure request is supported.

Element 2 – Building Design

It is considered that the proposed building design is appropriate and complimentary to the streetscape noting the architectural features and articulation to the front façade to Cobra Street, and use of varying building materials and colour schemes.

The DCP states that for the SP3 zone (along Cobra and Whylandra streets) the building shall not exceed two (2) storeys. In this instance, the building will have a height of three (3) storeys, noting there will also be some minor rooftop elements including the roof top foyer. Noting the non-compliance, the Applicant has made the following departure request:

The proposed development shall be three storeys including an open car park and have a roof top garden. The departure is considered justified in that:

- The proposed building height to the rooftop level is approximately 10 metres which is similar to two storey motel developments with high roof pitches in the vicinity such as the Australia Heritage Motor Inn, leaving the minor above roof penetrations for mechanical plants and to allow access to the roof-top garden;
- The proposed rear setback development standard adjoining a residential zone has been met;
- Any potential noise, visual and privacy impacts can be suitably addressed, as detailed throughout this report; and
- The proposed design has been encouraged by other similar three (3) storey motel developments which have received development approval such as in the case recently of D24-50 at 136 Bourke Street and others that have gone to be constructed appropriately in more sensitive locations along Whylandra Street such as for the Cattleman's Country Motor Inn."

Noting the height of the development, shadow diagrams at the winter solstice have been provided attempting to demonstrate that despite the development, suitable solar access is still achieved to adjoining property (see **Figure 4**).



Figure 4: Submitted shadow diagrams

In the above diagram, impacts on the property to the south (No. 5 Carrington Square) have been particularly considered. The green area represents predevelopment existing overshadowing from existing built features such as boundary fencing, and buildings on impacted land and adjoining land. The red outlined area represents any additional overshadowing area.

It is noted the building has been deliberately setback 10 metres from the southern property boundary to assist in minimising overshadowing impacts to the residential property to the south. Noting the DCP requires a minimum of 75% of adjoining residential private open space areas to receive a minimum of 4 hours solar access between 9:00 am and 3:00 pm, the Applicant has provided the below table to identify the amount of overshadowing this POS area will receive as existing and post development. Note, the POS area of this property is identified as 375.5m².

Existing			Proposal			Amended Proposal				
TIME	PRE DEV	%	POST DEV	%	LOSS	%	POST DEV	%	LOSS	%
9AM	86m ²	22.9	79.9m ²	21.2	-6m ²	-1.6	79.9m ²	21.2	-6m ²	-1.6
10AM	201m ²	53.5	141.6m ²	37.7	-59.9m ²	-15.9	146m ²	38.9	-55m ²	-14.6
11AM	260.2m ²	69.3	209m ²	55.7	-50.4m ²	-13.5	219m ²	58.3	-41m ²	-10.9
12PM	291.2m ²	77.6	228.8m ²	60.9	-62.3m ²	-16.6	255.1m ²	67.9	-36.1m ²	-9.6
1PM	297.2m ²	79.2	253.3m ²	67.5	-43.9m ²	-11.7	273.7m ²	72.9	-23.5m ²	-6.2
2PM	277.3m ²	73.9	246.5m ²	65.6	-30.7m ²	-8.1	257.5m ²	68.6	-19.8m ²	-5.2
3PM	247.4m ²	65.9	215.5m ²	57.4	-31.8m ²	-8.4	228.7m ²	60.9	-18.7m ²	-4.9

Note, the part in the centre of the table identified as 'proposal' represents the development as initially lodged. The part of the table identified as 'amended proposal' represents the development as amended following a further information request from Council as a consequence of potential overshadowing impacts.

As shown from the above table, post development at no time during this period will 75% of the POS area receive direct solar access. This compares to at 12pm (77.6%) and 1pm (79.2%) under existing conditions, which represents 2 hours and thus already below the required 4 hours.

From the table above, the most significant impact appears to be between 10:00 am and 12:00 pm, when the additional area losses are 14.6%, 11.0% and 9.7% respectively. At 9:00 am, and from 1pm onwards, while there is some additional overshadowing compared to existing, this represents only a minor impact. It should be noted the above table also represents impacts at the winter solstice and thus the worst-case scenario. At other times of the year the additional impact would be less if any.

Consequently, while acknowledging there will be some additional overshadowing impact to neighbouring property as a consequence of this development, impacts would be negligible. The development is therefore considered acceptable in this instance.

Element 3 – Landscaping

Landscape Plans has been provided that demonstrate a sufficient level of landscaping around the site. This includes along all property boundaries, and the on the roof top podium level. The level of landscaping is considered suitable. An appropriate condition will be included on the consent that such landscaping be planted prior to the issue of the Occupation Certificate.

A street tree will be required to be removed on Cobra Street to accommodate the new driveway. A condition will be included on the consent for the procedures for the removal of such tree, including costs borne by the Applicant for its removal, including amenity loss valuation.

Element 4 – Vehicular Access and Car Parking

Plans show a combined 6.5 metres wide access/egress driveway off Cobra Street. Although for combined egress/access driveways a minimum of 8 metres in width is recommended, noting the largest vehicle that will access the site will be a 5.2 metre light vehicle, this is considered acceptable.

The driveway will lead to a 23 space undercover parking area. Swept path diagrams demonstrate that such vehicles can effectively manoeuvre onsite and enter and exit the site in a forward direction.

An assessment of car parking provision will be undertaken under Chapter 3.5 of the DCP.

Element 5 – Fencing and Security

Side and rear boundary fencing will comprise 1.8 metre high acoustic barriers (see comments below under element 8 – noise management). This will assist in maintaining visual privacy to adjoining property. No front fencing or gates are proposed. The location of the office and reception at the front of the building will assist in providing passive surveillance and security for the facility.

Element 6 – Design for Access and Mobility

Such matters will be discussed under Chapter 3.1 of the DCP.

Element 7 – Waste Management

Waste generated during the construction phase will be required to be transported to an appropriate waste facility. Condition accordingly.

During operation, solid waste will be domestic in nature. Plans show a waste bin enclosure at the front of the property. Although at the front of the property, the enclosure will be screened from public view which is considered acceptable. The Application states that waste will be collected via kerb-side collection on Cobra Street. Plans have been provided that demonstrate the required bins for the development (12 bins) can be placed at the front of the property for collection that are suitably spaced for efficient pick-up, and will not encroach the driveway or neighbouring property. Noting collection is likely to occur early morning when traffic volumes on Cobra Street are expected to be lower, and vehicles can park outside the travel lanes of Cobra Street while bins are being emptied, it is considered impacts to the function of Cobra Street will be minimal.

Liquid waste will be disposed of into Council's reticulated sewer system. As the motel does not include a restaurant or laundry facilities, trade waste will not be generated.

Element 8 – Soil, Water Quality and Noise Management

Soils will be exposed during construction. An appropriate condition will be included on the consent that an Erosion and Sediment Control Plan be implemented prior to and for the duration of construction to minimise soils leaving the site. Upon occupation the site will be predominantly hardstand ensuring soil erosion is unlikely.

Generally, the motel development is not considered to generate noise above that of surrounding motel or commercial development. Noise sources would be predominantly from vehicles accessing the development site, and mechanical plant. The Applicant has submitted a Noise Assessment to consider impacts of the development on surrounding property. The Assessment, reviewed by Council's Environmental Compliance Branch, concludes that subject to certain works the development will not have an adverse impact on neighbouring property from an acoustic perspective. One such requirement is the construction of a 1.8 metre high acoustic barrier to be constructed on side and rear boundaries. The barrier is to be constructed of materials that have a minimum density of 10kg/m² and does not contain any gaps. An acoustic barrier is to also to be constructed around the roof top air conditioning plant. Condition accordingly.

It is noted the development includes a roof-top terrace for use by residents. To minimise noise impacts to neighbouring property, a condition will be included on the consent that the rooftop terrace only be accessed between 7:00 am and 10:00 pm.

The development site is located on the fringe of the commercial area and adjacent to a classified road. Consideration therefore needs to be given to impacts of external noise sources to residents. Elevated noise would be generated by normal street activities such as pedestrian activity, pedestrian accessing public and private transport, early morning service vehicles, emergency services traffic and the like. It is considered essential to ensure residents are appropriately protected from such noise. A condition will therefore be included on the consent that noise levels within all proposed habitable rooms shall comply with the recommendations of Australian/New Zealand Standard AS/NZS 2107:2016 – *Acoustics - Recommended Design Sound Levels and Reverberations Times for Building Interiors*, with details to be provided at the Construction Certificate stage.

Element 9 – Signage and advertising

As discussed, the Application proposes building identification signage on the northern façade of the main building and wall around bin storage enclosure. They will simply provide the property address '59 Cobra Street'. The sign on the main building will be 5.8 metres high x 0.8 metres wide (4.64m²), and the sign on the wall will be 2 metres wide by 0.3 metres high (0.6m²).

The signage is considered to comply with the acceptable solutions of the DCP including being non-flashing, not being detrimental to the character of the area, and relating to the lawful use of the land. The signage will also not exceed 5m² as required.

Element 10 – Services

Utility services are located adjacent to the development site. A condition will be included on the consent that an appropriately sized water connection be provided to the site to serve the development.

Chapter 3.1 – Access and Mobility

Section 3.1.2 Legislative Requirements

The Application will be assessed against the Premises Standards in the Access Code under the Disability Discrimination Act 1992. The plans themselves are not sufficient to conduct a detailed assessment as to the building's compliance with the Access Code and will be required with the

Construction Certificate Application. However, a basic assessment can still be made to determine any obvious non-conformities that may be required to be amended prior to development approval.

Section 3.1.8 Development Controls

Design Element 1 – Access Routes and Entrances

Plans show a proposed continuous path of travel from the property boundary to the principal pedestrian entrance of the building (office/reception) via hardstand driveway areas, pathways and entrance doorways. The doorways all achieve the 850mm clear opening as required.

Design Element 2 – Access to Internal Facilities

A brief overview of the proposed floor plans demonstrates that disabled access to most internal components of the development will be able to be achieved. This includes the office, and to the two (2) accessible units via a lift. No ramps are proposed. Specific details of the sanitary facilities within these units will be required with the Construction Certificate Application. An appropriate notation will be included on the consent outlining this requirement.

Design Element 3 – Car Parking and Setdown Areas

Plans show the provision of two (2) disabled car parking spaces to be provided within the off-street car parking area. The dimensions of these spaces appear to comply with the Premises Standards (i.e. 2.4 metre wide parking spaces and a 2.4 metre wide 'shared zone'). Plans also show a continuous path of travel via concrete hardstand to the principal entrance door of the reception area.

Chapter 3.5 – Parking

As discussed, off-street car parking is provided via a concrete driveway from Cobra Street to the concrete sealed parking area. The parking area will provide for 23 parking spaces (including two (2) accessible spaces to serve the two (2) accessible units). Section 3.5.3 outlines minimum off-street parking requirements for certain development. A motel is not a listed development under the Policy. The nearest land use would be a serviced apartment which requires one (1) space per bedroom. Based on this methodology, the building having 24 parking spaces would require 24 parking spaces, plus arguably space for staff (which the Applicant identifies there would be two (2) on-site at any-one time).

The Applicant has submitted a Traffic and Parking Impact Assessment to demonstrate the parking provision suitable for the development. The Assessment notes the *Land Use Traffic Generation – Data and Analysis 6 – Motels*, which provides the data that underpins the RTA *Guide to Traffic Generating Development*. It outlines that the average peak occupancy for motels is 91%. Assuming that the proposed motel has an average peak occupancy of 91% this results in 22 spaces required for 24 rooms. In addition, it is noted that Units 109 and 110, and Units 209 and 210 are interconnected, ensuring transportation to the site by occupants may also be shared thereby further reducing the parking demand. Consequently, it is considered the parking provision suitable to serve the proposed development.

Flood-Prone Land Policy

The subject property is on land identified as being in the Probable Maximum Flood (PMF) Zone according to the Policy. The development however is not for essential service or utility infrastructure and therefore no considerations to the requirements of the Policy are required.

(a)(iii) planning agreements

There are no planning agreements applicable to the subject land.

(a)(iv) the regulations

No matters prescribed by the Regulations impact determination of the subject development.

(b) environmental (natural and built), social and economic impacts

As stated above, there will be minimal removal of any vegetation and as such negligible impact on the natural or built environment. There are only beneficial social and economic impacts resulting from the proposed development.

(c) suitability of the site

Context, setting and public domain

- *Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?*

It is considered the proposed development will not have any adverse effect on the landscape / scenic quality, views/vista, and access to sunlight on adjacent properties or in the locality.

- *Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design and/or external appearance of development in the locality?*

It is considered the external appearance of the proposed development is deemed appropriate in the context of the locality.

- *Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?*

It is considered the size and shape of the land is suitable for the proposed development.

- *Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?*

It is considered the proposed development will not have any detrimental impact on the existing or likely future amenity of the locality.

- *Will the development have an adverse effect on the public domain?*

It is considered the proposed development will not have any detrimental impact on the public domain.

Environmental considerations

- *Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?*

It is considered that the development will not have an adverse impact on the local environment. There are no activities proposed which may cause adverse air, soil or water pollution. Appropriate conditions on the consent will ensure possible environmental impacts are minimised.

- *Is the development likely to cause noise pollution?*

Noise will be generated through construction through the use of power tools and the like. An appropriate condition will be included on the consent restricting work hours to minimise impacts to neighbouring property.

Upon occupation the development is not likely to generate noise above that of neighbouring properties. No special conditions in relation to noise generation will therefore be included on the consent, other than previously mentioned conditions regarding construction of acoustic barriers, and limiting use of the roof-top terrace.

Access, transport and traffic

- *Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?*

The submitted Traffic and Parking Impact Assessment demonstrates the surrounding road network will have sufficient capacity to cater for additional traffic movements generated by this development.

(d) submissions

The Development Application was placed on notification for a period ending 12 July 2025, during which time adjoining property owners were notified in writing of the proposed development. In accordance with Council's Community Participation Plan, the Application was also notified in the local print media.

Council received two (2) submissions during the notification period. The concerns raised are listed below with a planning comment attached:

- Traffic Generation

Comment

The author raises concerns that the development will cause traffic congestion to the highway. As noted, a Traffic and Parking Assessment submitted demonstrates that the development will not cause traffic impacts to highway operations. The Application has also been assessed by Council engineers who, subject to certain signage and linemarking works, are satisfied the development will not cause adverse traffic conditions.

- Solar access

Objections raise concern that the development will cast a shadow over neighbouring property, thereby limiting solar access to solar panels and private open space areas.

As noted in this report, shadow diagrams have been submitted. While there will be some additional overshadowing impact to neighbouring property as a consequence of this development, impacts are considered negligible. The development is therefore considered acceptable in this instance.

- Visual privacy

The objector notes that windows of rooms on the western and eastern elevations will overlook adjoining property. Plans identify that such windows will be appropriately screened with translucent film provided on window glazing up to 1.5 metres above the finished floor level to minimise overlooking and visual privacy. A condition will be included on the consent that this treatment be provided.

- Insufficient car parking

As noted previously in this report, the 23 spaces provided are considered sufficient noting the conclusions of the Traffic and Parking Assessment (91% maximum occupancy rate), and inter-connecting rooms.

(e) public interest

There are no matters other than those discussed in the assessment of the Development Application above, that would be considered contrary to the public interest.

CONTRIBUTIONS Section 64 & Section 7.11/7.12

Contributions will be considered as below, noting credits that exist for the site based on its previous residential use.

Water Headworks Contribution

In accordance with Table 4.1 of the Policy, the proposed development is most appropriately defined as a *Motel*. Motels have an equivalent tenement (ET) rate of 0.06 ET's per room, plus the equivalent of one (1) permanent occupancy house (1 ET). The ET can be calculated as follows:

$$\begin{aligned}
 &= (24 \text{ rooms} \times 0.06 \text{ ET's}) + 1\text{ET} \\
 &= 1.44 \text{ ET's} + 1\text{ET} \\
 &= 2.44\text{ET's}
 \end{aligned}$$

Contribution:

$$\begin{aligned}
 &= \text{ET rate} \times (\text{ET} - \text{credit}) \\
 &= \$7,200.40 \times (2.44 \text{ ET's} - 1\text{ET}) \\
 &= \$7,200.40 \times 1.44 \\
 &= \mathbf{\$10,368.58}
 \end{aligned}$$

Sewer Headworks Contribution

In accordance with Table 4.1 of the Policy, the proposed is most appropriately defined as a *Motel*. Motels have an ET rate of 0.25 ET's per room. This can be calculated as follows:

$$\begin{aligned}
 &= 24 \text{ rooms} \times 0.25 \text{ ET's} \\
 &= 6 \text{ ET's}
 \end{aligned}$$

Contribution:

$$\begin{aligned}
 &= \text{ET rate} \times (\text{ET} - \text{credit}) \\
 &= \$7,200.40 \times (6\text{ET's} - 1\text{ET}) \\
 &= \$7,200.40 \times 5\text{ET's} \\
 &= \mathbf{\$36,002.00}
 \end{aligned}$$

Open Space Recreation Contribution

Open space contributions are not levied for commercial development, including tourist accommodation.

Stormwater Contribution

The property is located within stormwater catchment 1.7 – *Cobra Street Drain*. Such catchment incurs contributions based on the amount of hardstand area draining to the stormwater infrastructure. The previous dwelling had hardstand area of approximately 210m², which will be used as credit. Through the development the entire land will be hardstand, which is 1,087m². The contribution rate is \$9,751.50 per hectare.

Contribution:

$$\begin{aligned}
 &= \text{rate} \times (\text{area} - \text{area credit}) \\
 &= \$9,751.50 \times (1,087\text{m}^2 - 210\text{m}^2) \\
 &= \$9,751.50 \times (0.1087\text{ha} - 0.021\text{ha}) \\
 &= \$9,751.50 \times 0.0877 \\
 &= \mathbf{\$855.21}
 \end{aligned}$$

Urban Roads Headworks Contribution

In accordance with Table 4.1 of the Policy, the proposed is most appropriately defined as a Motel. Motels have a daily trip generation rate 3 trips (per unit/room). This can be calculated as follows:

$$= 24 \text{ rooms} \times 3 \text{ daily trips}$$

$$= 72 \text{ daily trips}$$

Contribution:

$$= \text{commercial rate} \times (\text{ET} - \text{credit})$$

$$= \$484.85 \times (72 \text{ daily trips} - 11 \text{ daily trips})$$

$$= \$484.85 \times 61$$

$$= \mathbf{\$29,575.85}$$

Appropriate conditions will be included on the consent for the payment of the above contributions prior to the issue of the Occupation Certificate.

INTERNAL REFERRALS*Building Assessment*

Council's Building Services Team Leader (BSTL) in the report dated 21 July 2025 (copy on file) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended by the BSTL will be included on the consent.

Engineering Assessment

Council's Development Engineering Team Leader (DETL) in the report dated 8 July 2025 (copy on file) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions recommended by the DETL will be included on the consent.

Environment and Health Assessment

Council's Senior Environmental Health Officer (SEHO) in the report dated 17 June 2025 (copy on file) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notation recommended by the SEHO will be included on the consent.

Open Space Assessment

Noting a street tree on Cobra Street will be required to be removed, Council's Manager Recreation and Open Space in the report dated 10 July 2025 (copy on file), did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent. The comments regarding procedures for the tree removal and costings associated with this (including amenity value loss) will be used to formulate an appropriate condition.

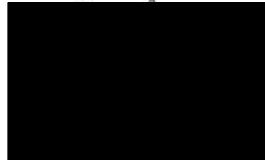
SUMMARY & RECOMMENDATION

The Applicant has sought development consent for a motel at Lot 1 DP 1038639, No. 59 Cobra Street, Dubbo.

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.

Approvals under the Local Government Act, 1993 integrated with the Consent: 



Shaun Reynolds
Statutory Planning Services Team Leader

Darryll Quigley
Manager Building and Development Services

Date: ____/____/____

Date: 29 September 2025



REPORT: Proposed Closure of part of an unformed road located outside 1 Lay Street, Montefiores

DIVISION: Organisational Performance
REPORT DATE: 1 October 2025
TRIM REFERENCE: ID25/1959

EXECUTIVE SUMMARY

Purpose	- Seek endorsement - Seek direction or decision	
Issue	- Council received a request from the owner of 1–3 Lay Street, Montefiores (Property), seeking to acquire a portion of the road (approximately 688m²) located immediately adjacent to and east of it. - This request arose following the discovery by the Applicant that the existing ‘heritage’ residence on the Property straddles the boundary with the adjacent road reserve. - The closed road portion will be required to be consolidated with the Applicant’s existing property.	
Reasoning	- Facilitating the closure and disposal of a surplus Council public road to an adjoining owner. - Classification of the land as ‘Operational Land’ under the <i>Local Government Act 1993</i> upon closure will ensure the land can be disposed of to the adjoining owner.	
Financial Implications	Budget Area	- All costs incurred by Council associated with the proposed road closure through its road closure application fee (as specified in Council’s Fees and Charges) will be recovered from the Applicant. - The road will vest in Council upon closure, and once in Council title, will be offered for sale at market value as determined by valuation. - Council will also recover from the Applicant, its costs including survey, development, legal expenses and other costs incurred in presenting the land for sale. - Net proceeds from the sale of land will become available to the Rural Roads Function.

	Funding Source	Applicant
	Proposed Cost	Nil to Council.
	Ongoing Costs	Nil.
Policy Implications	Policy Title	Not Applicable
	Impact on Policy	Not Applicable
Consultation	Internal Stakeholders	No objections or comments received to the disposal proposal.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 1 Growth, Infrastructure and Connectivity
 CSP Objective: 1.2 Infrastructure is planned and built to support our growing community.
 Delivery Program Strategy: 1.2.1 Ensure infrastructure maintenance and service delivery align with community expectations.

Theme: 1 Growth, Infrastructure and Connectivity
 CSP Objective: 1.4 Our roads are safe, efficient, and easy to use for all.
 Delivery Program Strategy: 1.4.2 Improve traffic management and road networks to meet community and economic needs.

RECOMMENDATION

1. That Council consent to the closure of the section of road as indicated in Appendix 1.
2. That Council undertake the Roads Act Council Road Closure Process: Closing of Council Public Roads by Councils - Part 4 Division 3 Roads Act 1993.
3. That Council delegate to the Chief Executive Officer, the power to negotiate, finalise, and execute any documents that may be required to facilitate the registration of the plan of survey and to finalise any necessary documents with the Applicant.
4. That the land proposed for disposal be classified as 'Operational Land' under the *Local Government Act 1993*.
5. That all documentation in relation to this matter be executed under power of attorney.

Luke Ryan
Director Infrastructure

SS
Property and Land Officer

BACKGROUND

Council received a request from the owner of 1–3 Lay Street, Montefiores (Property), seeking to acquire a portion of the road (approximately 688m²) located immediately adjacent to and east of it.

This request arose following the discovery by the Applicant that the existing 'heritage' residence on the Property straddles the boundary with the adjacent road reserve.

The applicant seeks to acquire the portion of the road shown as Part 100 on the attached Plan of Road to be Closed and First Title Creation is to consolidate it with the Applicant's existing property being properly identified as Lot 48 on Deposited Plan 754318 being 1 Lay Street, Montefiores.



Figure 1. Location of the house where it straddles the road boundary



Figure 2. Location of the house where it straddles the road boundary noting that the shaded area is the current road reserve

Consultation

Consultation was undertaken with the following areas of council;

- Building Assets
- Building and Development Services.
- Greenspace Operations
- Growth Planning
- Infrastructure Delivery
- Recreation and Open Space
- Water Supply and Sewerage

No area advised of objections nor did any request that conditions be placed on any potential sale or disposal. A positive response was that:

“Acceding to the landowners request would lead to a positive outcome in my opinion. The boundary encroachment issue was raised as part of the DA assessment (sic) for an extension to the dwelling – D22-196. The assessment highlighted:

It is noted the existing dwelling encroaches the eastern boundary. The original application included alterations and additions on the portion of the building that overhangs the eastern boundary. Comprehensive discussion between the Responsible Officer, Council’s Infrastructure Division and Council’s Property and

Assets Branch concluded that Council would require the relevant part of the road be closed and consolidated with the subject land prior to the issue of any consent and at the developer's (land owner's) cost. Upon this advice being conveyed to them, the landowners decided to redesign the proposed development to ensure any works were carried out wholly within the allotment boundaries. Amended plans demonstrating this were submitted.

To address the encroachment of the existing building within the road reserve a condition of consent will require a Building Information Certificate (BIC) be submitted and approved by Council prior to the issue of an Occupation Certificate. This will enable the entire existing building to be subject of the BIC and the OC to cover the additions and alterations."

Resourcing Implications

- PALD staff to facilitate relevant documentation as part of standard operational duties.
- There will be no additional costs to Council as costs are being paid by or recovered from the Applicant.

Planned Communications

Not applicable.

Timetable

Key Date	Explanation
October 2025	Road Status Search.
November 2025	Facilitate Road Closure Application.
January 2026	Commence Public notification process as required under the Roads Act.
February 2026	Valuation – independent valuer to determine current market land value.
February 2026	Creation of Title and Sale of Council land
March 2026	Update to Council with results of Public Notification as required under the Roads Act.
April 2026	Creation of Title and Sale of Council land

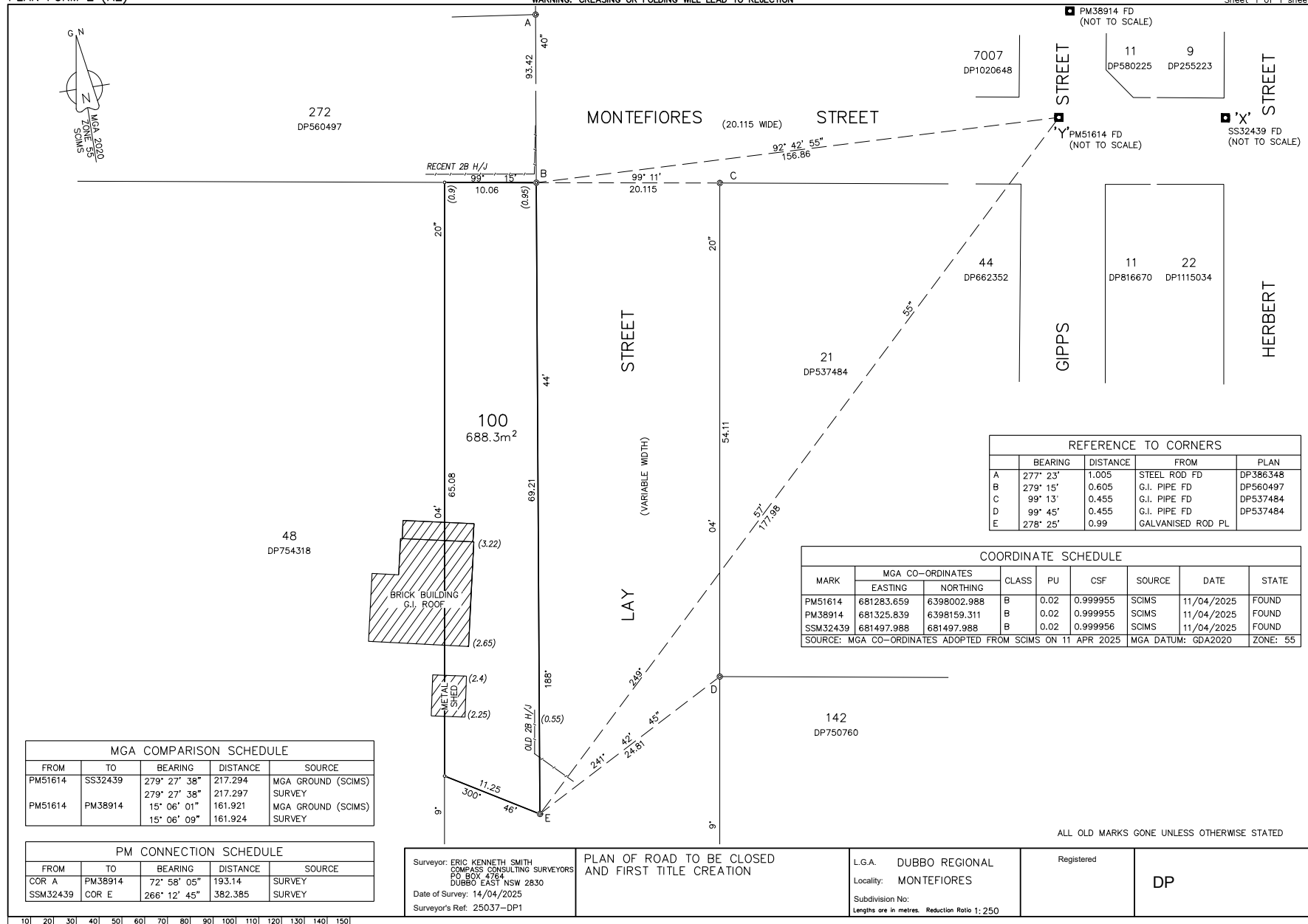
APPENDICES:

- 1 [1](#) Survey Plan (dated 14.04.2025) - Part 1
- 2 [2](#) Survey Plan (dated 14.04.2025) - Part 2

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets



Plan Form 6_Digital (2021)		Deposited Plan Administration Sheet		Sheet 1 of 2
Registered Office USE ONLY Title System		DP1316708		
PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993		LGA DUBBO REGIONAL LOCALITY MONTEFIORES PARISH MICKETYMULGA COUNTY LINCOLN		
Survey Certificate Survey I, Eric Smith of COMPASS CONSULTING SURVEYORS PTY LTD PO BOX 4764 DUBBO EAST NSW 2830, a surveyor registered under Surveying and Spatial Information Act 2002, certify that: The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on: 14/04/2025 Urban/Rural URBAN Datum Line 'X'-'Y' Signature Surveyor Identification No. SU004081 Surveyor registered under the Surveying and Spatial Information Act 2002.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature Date File Number Office		
Plans Used in the preparation of this survey DP386348, DP537484, DP560497		Subdivision Certificate (Check One) I, ☐ Authorised Person ☐ General Manager ☐ Registered Certifier certify that the provisions of 6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature Consent Authority Date of Endorsement Subdivision Certificate Number File Number		
Surveyor's Reference 25037-DP1		Statement of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.		

Signatures, Seals and Section 88B Statements should appear on the following sheet(s)

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Plan Form 6_Digital (2021)	Deposited Plan Administration Sheet	Sheet 2 of 2
Registered	OFFICE USE ONLY	
PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993		DP1316708
Subdivision Certificate Number 		This sheet is for the provision of the following information as required: • A schedule of lots and addresses • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
Date of Endorsement 		
STREET ADDRESSES FOR ALL LOTS ARE NOT AVAILABLE.		
 Council by its authorised delegate pursuant to		
 Signature of delegate		
 Name of delegate		
I certify that I am an eligible witness and that the delegate signed in my presence.		
Signature of Witness 		
Name of Witness 		
Address of Witness 		
Surveyor's Reference 25037-DPI		

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