

Community Newsletter No.3

Western NSW Local Health District

Project update: Dubbo Residential Rehabilitation Centre Development Application.

Dear Neighbours, Dubbo residents and interested stakeholders,

In the coming weeks The Western NSW Local Health District (Western NSW LHD) will be lodging a Development Application (DA) for the Dubbo Residential Rehabilitation Centre with the Dubbo Regional Council soon.

This important milestone comes after a series of community engagement events which have informed the design process and supported the development of plans. This critical piece of infrastructure will help people who want to address their substance dependency and reintegrate safely back into the community. To everyone who has participated in these events, I sincerely thank you for your time, effort, input and support.

This newsletter will provide an outline of the Centre's schematic design and architectural processes and a summary of the community engagement we have undertaken so far, along with a brief overview of the DA and the assessment process, including how you can provide a formal submission.

I can also let you know that we have recently consolidated the site for the Centre. Lot 311 and 312 Spears Drive have been consolidated into one, referred to as Lot 500 which has a residential address of 58 Spears Drive.

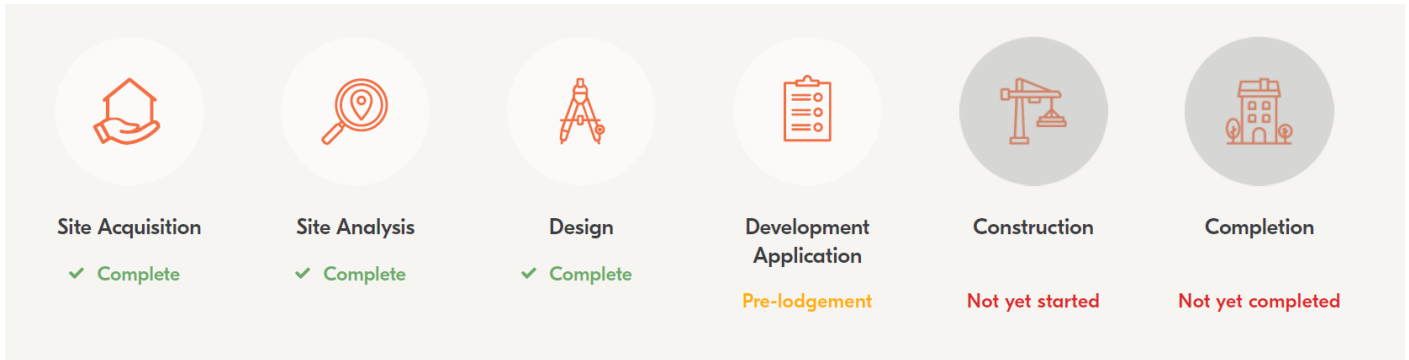
I recognise the sensitivity of this project and want to assure the community we have worked hard to balance and accommodate the feedback we have received. I am confident we will deliver a centre which provides the highest level of therapeutic care and respects the privacy and character of the local community.

We will continue to keep you informed of any significant updates or developments regarding the Dubbo Residential Rehabilitation Centre, and more information remains available on the UrbanTalk Project Listing at www.urbantalk.com.au/projects/dubbo-aod



Mark Spittal
Chief Executive Officer, Western NSW LHD

Project Status



Community Engagement

Feedback from the community and stakeholders on the initial designs have been vital in developing the concept design of the Centre which will be submitted in the DA.

In June, we hosted multiple pop-up design exhibitions and guided community site walks led by Fulton Trotter Architects.

These events provided an opportunity for the community and stakeholders to learn more about the Centre’s concept design and architectural planning, provide feedback and input, and speak directly to the project team and designers.

At the guided site walks, the Centre’s floorplan and maximum height were marked out which coupled with the use of computer-generated images and site plans, provided a tangible vision of where the facility will be located, what it will look like, and how it will fit into the existing streetscape.

The feedback received during this phase of community consultation was consistent with that provided during the initial phase of consultation activity in March. Those events included open forum sessions with presentations from key Western NSW LHD executives and guest presenters with lived experience.

A summary of feedback received and consultation findings across both phases of activity is available on the UrbanTalk Project Listing at www.urbantalk.com.au/projects/dubbo-aod

FIGURE 1: PHOTOGRAPH FROM THE GUIDED COMMUNITY WALKS



Source: The Western NSWLHD 2024.

FIGURE 2: PHOTOGRAPH FROM THE POP UP NAIDOC DAY EVENT



Source: The Western NSWLHD 2024.

The Design Response

The concept design by Fulton Trotter Architects is consistent with relevant guidelines, NSW Health and project-specific design principles, and incorporates feedback from stakeholders and the community.

The concept design outlines the layout of spaces within the proposed Dubbo Residential Rehabilitation Centre and uses artist impressions to show how it may look once construction is complete.

Key elements which have underpinned the design of the Centre include:

Designing With Country Principles:

Derived from an extensive Connecting with Country process to establish key cultural principles for consideration within the design including building orientation, materiality, outdoor spaces like yarning circles and plant selection.

Building Positioning:

Based on feedback received during consultation, the building was relocated from the southern side of the site and is proposed to be located centrally. This optimises setbacks from all boundaries while also enabling access to Spears Drive. There is potential opportunity to redirect primary access, in line with future urban development plans.

Building And Design Form:

The building is single storey and consists of multiple residential areas, support spaces and clinical areas, along with outdoor spaces for therapeutic activities. Passive design principles have been integrated to ensure the building reflects the scale and character of the surrounding neighbourhood.

Landscaping:

Landscaping plans reflect the scale and character of the surrounding neighbourhood with a focus on ensuring privacy for future residents and neighbours, while integrating important Connecting with Country principles including plant selection.

A fly-through of the proposed building can be viewed on the UrbanTalk Project Listing at www.urbantalk.com.au/projects/dubbo-aod

FIGURE 3: ARTISTS IMPRESSION OF THE CENTRE FROM SPEARS DRIVE



Source: Fulton Trotter Architects 2024.

FIGURE 4: ARTISTS IMPRESSION OF YARNING CIRCLES



Source: Fulton Trotter Architects 2024.

FIGURE 5: ARTISTS IMPRESSION OF THE SOUTHERN RECREATION AREA VIEWED FROM YARRA PLACE



Source: Fulton Trotter Architects 2024.

Development Application Process

The Dubbo Residential Rehabilitation Centre is a permissible development with consent on the site under the *Transport and Infrastructure State Environmental Planning Policy 2021*. It will be defined as a Crown development under the *Environmental Planning and Assessment Act 1979*.

The Western NSW LHD will be the Applicant for the Development Application, which will be lodged on the NSW Planning Portal. The DA will be assessed by Dubbo Regional Council and prepared for the Western Region Planning Panel, which is the consent authority for this type of development.

The Western NSW LHD is proposing to construct the Dubbo Residential Rehabilitation Centre in stages. The initial stage of construction will comprise of the 16-bed facility which has been seen in the plans and designs throughout consultation. This DA will only seek consent for a 16-bed facility.

The DA will also include a Concept Plan which sets out the full extent of the work required to expand the Centre to 24 beds. Any expansion would require separate consent.

The DA includes architectural plans and designs, along with a series of specialist including an Environmental Sustainability Report, Aboriginal Cultural Assessment Report and Social Impact Assessment.

As part of the usual process of assessment, the DA package and all supporting documentation will be available on the Dubbo Regional Council's website when it goes on public exhibition.

FIGURE 6: STAGE 1 FLOOR PLAN



Source: *Fulton Trotter Architects 2024.*

FIGURE 7: STAGE 1 SITE PLAN



Source: Fulton Trotter Architects 2024.

Have Your Say On The Development Application

Anyone can make a formal submission on the DA during the public exhibition phase. Submissions must be in writing to Dubbo Regional Council before the closing date of the exhibition and can either support a project, or raise a concern.

Neighbouring property owners can expect to receive a notification from Dubbo Regional Council when the public exhibition process begins and an invitation to make a submission. We will also notify the community when the DA reaches this stage.

During DA assessment, Dubbo Regional Council follows the 2023-2027 Community Engagement Strategy it adopted in February 2024. Submissions can be made, and the strategy can be found on the Dubbo Regional Council website at www.dubbo.nsw.gov.au

Learn more about this project

To stay up to date, learn more about the Project, ask a question:

Phone: UrbanTalk on 1800 828 255

Email: info@urbantalk.com.au

Visit the Project Website with Frequently Asked Questions: Go To: www.urbantalk.com.au/projects/dubbo-aod

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Disclaimer:

The information and text in this newsletter have been prepared by Urban Concepts in conjunction with and have been approved by the Western NSW Local Health District. Urban Concepts is the trading name for Ambaska Holdings Pty Ltd ACN 074 171 065 ABN 96 074 171 065 Director Belinda Barnett Suite 1A Gunshot Alley, Suakin Drive, Georges Head, Mosman NSW 2088 www.urbanconcepts.net



Notes/Questions



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