

## Record of Preliminary Briefing Western Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSWES-269 – DA0070/2025 – 1848 Castlereagh Highway, Tallawang
<b>APPLICANT OWNER</b>	Gary Peacock Talinga Pastoral Company
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 7, Schedule 6 of the SRD SEPP: extractive industry facilities that meet the requirements for designated development under the Environmental Planning and Assessment Regulation 2021, Schedule 3, section 26
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Mid-Western Regional Local Environmental Plan 2012
<b>CIV</b>	\$3,995,804.00 (excluding GST)
<b>BRIEFING DATE</b>	18 February 2025

### ATTENDEES

<b>APPLICANT</b>	Gary Peacock
<b>PANEL MEMBERS</b>	Garry Fielding, Donna Rygate, Julian Geddes
<b>APOLOGIES</b>	Graham Brown, Peter Shelley
<b>DECLARATIONS</b>	Donna Rygate made a declaration, and the Panel Chair agreed that she not attend further briefings
<b>COUNCIL OFFICER(S)</b>	Hannah Draper, Lindsay Dunstan
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**DA LODGED:** 18 October 2024

**DAYS SINCE LODGEMENT:** 123 days

**TENTATIVE PANEL DETERMINATION DATE:** Late April 2025

### **KEY MATTERS DISCUSSED**

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- The Chair indicated that a Public Submitter Briefing will be held for the Panel to hear from submitters wanting to address the Panel (given there is no requirement at this time for a Public Meeting to be held).
- The Panel may hold a site inspection and if so, a TfNSW representative will be invited to attend.
- Intersection treatment was inadequate and amended diagrams have been provided that will be forwarded to TfNSW for comment.
- The applicant is to respond to the TfNSW query regarding the need for lighting.
- EPA has limited Saturday operational hours.
- The applicant has provided a response to public and agency submissions and has suggested draft conditions.
- Groundwater, visual and acoustic impacts will be addressed in the assessment report.

### **NEXT STEPS**

- Council to hold further discussions and a site visit with TfNSW

### **Note:**

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.