

## Record of Preliminary Briefing Western Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSWES-271 – DA 2025/0004 – 88-96 Mitchell St, Bourke
<b>APPLICANT OWNER</b>	Oliver Klein, Bourke Aboriginal Corporation Health Service Bourke Shire Council
<b>APPLICATION TYPE</b>	Development application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 3, Schedule 6 of the SRD SEPP: Council related development over \$5 million
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Bourke Local Environmental Plan 2012
<b>CIV</b>	\$14,054,873.00 (excluding GST)
<b>BRIEFING DATE</b>	18 March 2025

### ATTENDEES

<b>APPLICANT</b>	Oliver Klein, John Fetuani, Jeremy Oakes, Ashley Dunn, Geremy Yip
<b>PANEL MEMBERS</b>	Donna Rygate, Graham Brown, Lachlan Ford, Sally Davis
<b>APOLOGIES</b>	Garry Fielding
<b>COUNCIL OFFICER(S)</b>	Lucy McDermott, Carolyn Crain, Daniel Drum, Leonie Brown
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**DA LODGED:** 22 November 2024

**DAYS SINCE LODGEMENT:** 116 days

**TENTATIVE PANEL DETERMINATION DATE:** May 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:

- Reduced car parking provision should be justified
- Flood risk – recommended minimum floor height plus freeboard applies

### **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.