

## DETERMINATION AND STATEMENT OF REASONS

### WESTERN REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	29 May 2025
<b>DATE OF PANEL DECISION</b>	27 May 2025
<b>PANEL MEMBERS</b>	Garry Fielding (Chair), Donna Rygate, Graham Brown
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Lachlan Ford, Sally Davis

Papers circulated electronically on 21 May 2025.

#### MATTER DETERMINED

PPSWES-271 – Bourke – DA 2025/0004 at 88-96 Mitchell Street, Bourke – Health services facility (as described in Schedule 1).

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

#### Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

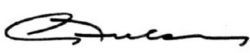


#### CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Condition 10 is to identify the relevant development standard
- Condition 11 – insert the word “be” before the word “hardstand”
- Condition 15 is to clarify that the SWMP is to be submitted to Council prior to issue of a construction certificate

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Graham Brown
 Donna Rygate	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-271 – Bourke – DA 2025-0004
2	PROPOSED DEVELOPMENT	Health services facility (Bourke Aboriginal Corporation Health Services)
3	STREET ADDRESS	88-96 Mitchell Street, Bourke
4	APPLICANT/OWNER	Bourke Aboriginal Corporation Health Services/ Bourke Shire Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Bourke Local Environmental Plan 2012</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Bourke Development Control Plan 2012</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 29 April 2025</li> <li>Written submissions during public exhibition: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Preliminary briefing: 18 March 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Donna Rygate, Graham Brown, Lachlan Ford, Sally Davis</li> <li><u>Council assessment staff</u>: Lucy McDermott, Carolyn Crain, Daniel Drum, Leonie Brown</li> <li><u>Applicant representatives</u>: Oliver Klein, John Fetuani, Jeremy Oakes, Ashley Dunn, Jeremy Yip</li> <li><u>Department staff</u>: Lillian Charlesworth, Jade Buckman</li> </ul> </li> <li>Final briefing to discuss council's recommendation: 27 March 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Garry Fielding (Chair), Donna Rygate, Graham Brown</li> <li><u>Council assessment staff</u>: Lucy McDermott, Carolyn Crain, Daniel Drum, Leonie Brown</li> <li><u>Applicant representatives</u>: Oliver Klein, Jeremy Oakes</li> <li><u>Department staff</u>: Lillian Charlesworth, Jade Buckman</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report