

Record of Preliminary Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-301 – DA 05-2024 – 22 Wilson Street, Brewarrina
APPLICANT OWNER	Aboriginal Housing Office
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Crown development referred under section 4.33 of the EP&A Act
KEY SEPP/LEP	SEPP (Biodiversity and Conservation) 2021 SEPP (Exempt and Complying Development Codes) 2008 SEPP (Housing) 2021 SEPP (Industry and Employment) 2021 SEPP (Planning Systems) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Resources and Energy) 2021 SEPP (Sustainable Buildings) 2022 SEPP (Transport and Infrastructure) 2021
CIV	\$1,945,133.20 (excluding GST)
BRIEFING DATE	10 June 2025

ATTENDEES

APPLICANT	Marrii Walker, Martina Boktor, Ash Livingstone, Neef Qassis, Jonathon Matta, Lyall Gibbs
PANEL MEMBERS	Garry Fielding, Graham Brown, Donna Rygate
COUNCIL OFFICER(S)	Phillip Deniston
CASE MANAGER	Nikita Lange
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 20 December 2024

DAYS SINCE LODGEMENT: 172 days

TENTATIVE PANEL DETERMINATION DATE: 1 July 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 development is permissible in the RU5 Village zone pursuant to the *Brewarrina Shire Local Environmental Plan 2012*
- On the 25 February 2025, council refused to grant consent as they considered there were alternative vacant sites within the LGA, and the demolition of an existing home was not appropriate. As a result, the Aboriginal Housing Office has referred the application to the Western Regional Planning Panel pursuant to section 4.33 of the *Environmental Planning and Assessment Act 1979*
- The Aboriginal Housing Office has completed the delivery of 12 new homes across seven sites within the Brewarrina LGA
- The site was acquired due to its proximity to the public school and mention within the treasury approved business case, to support aboriginal families in the area
- The current dwelling on the site is not structurally sound or habitable (asbestos) and would result in expensive repair and ongoing maintenance costs.
- The proposed homes will be maintained by the Murdi Paaki Regional housing Corporation and is funded through various initiatives, such as closing the gap

NEXT STEPS

- Council to prepare an assessment report and conditions of consent by 25 June 2025 for a 1 July 2025 determination. In coming to its decision, council needs to consider section 4.16 of the *Environmental Planning and Assessment Act 1979*. Council needs to provide the draft conditions to the Aboriginal Housing Office prior to the determination.
- The applicant is to provide a response to the submissions and the advice from Council

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.