

Record of Preliminary Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-302 –P16-24.17 - Nevertire & 9438 Mitchell Highway, Cathundral
APPLICANT / OWNER	CS&A/Robert & Anne Montgomery
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	State Environmental Planning Policy (Primary Production) 2021 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 Warren Local Environmental Plan 2012
CIV	\$5,514,564 (excluding GST)
BRIEFING DATE	26 August 2025

ATTENDEES

APPLICANT	Duncan Lewis, Stuart Redman and Elton Zhang
PANEL MEMBERS	Garry Fielding, Donna Rygate and Graham Brown
COUNCIL OFFICER	Maryanne Stephens
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Anaise Nagy and Lisa Foley

DA LODGED: 18 November 2024

TENTATIVE PANEL DETERMINATION DATE: Late September 2025

KEY MATTERS DISCUSSED

- The TIA does not reflect the currently proposed access.
- 12km of roadway to be constructed as a gravel road capable of being sealed. Council's draft condition regarding the roadway is to be forwarded to the Applicant for comment.
- An 88b instrument to be provided over private land as Crown roads have an existing 88b in favour of the development. Private versus Crown roads need to be clearly distinguished in the SEE.
- A response has been provided to Council's RFI. An RFI from TfNSW is pending a response.
- No landscaping is proposed as the site is located 2.3km to the nearest dwelling.
- The Panel requested various edits be made to the SEE.

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.