



DATE OF DETERMINATION	6 February 2026
DATE OF PANEL DECISION	5 February 2026
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 28 January 2026.

#### MATTER DETERMINED

PPSWES-304 – Bourke – DA 2025/0011 at 49 Moculta Street, Bourke NSW 2840 – Construction of exhibition centre building, shade structure, projection wall, landscaping and associated civil works (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 the briefing 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 amendment of Condition 39. The amended condition was suggested by Council's officers and is as follows:

39	<b>Hours of Operation</b>  Hours of operation of the Back O' Bourke Exhibition Centre shall be between 9am and 5pm, Monday to Sunday with functions operating until 10pm.  <b>Note:</b> Any variation to these hours will require Council consent via the lodgment of an application under Section 4.55 of the Environmental Planning and Assessment Act 1979.  <b>Condition reason:</b> To ensure that the amenity of the surrounding area is not compromised as a result of the operation of the development.
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## 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**

<b>1</b>	<b>PANEL REF – LGA – DA NO.</b>	PPSWES-304 – Bourke – DA 2025/0011
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	Construction of exhibition centre building, shade structure, projection wall, landscaping and associated civil works
<b>3</b>	<b>STREET ADDRESS</b>	49 Moculta Street, Bourke NSW 2840
<b>4</b>	<b>APPLICANT/OWNER</b>	Applicant: Jim Sarantzouklis / Bourke Shire Council Owner: Bourke Shire Council
<b>5</b>	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Council related development over \$5 million
<b>6</b>	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<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 (Sustainable Buildings) 2022</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>
<b>7</b>	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council Assessment Report: 22 January 2026</li> <li>• Written submissions during public exhibition: 0</li> </ul>
<b>8</b>	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Final briefing to discuss Council's recommendation: 3 February 2026 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate</li> <li>○ <u>Council assessment staff</u>: (Council) Carolyn Crain, Lachlan Ford, Leonie Brown, James Grant, (External – Premise Pty Ltd.) Daniel Drum, Jennifer Evans</li> <li>○ <u>Applicant representatives</u>: Bourke Shire Council (Carolyn Crain, Lachlan Ford, Leonie Brown, James Grant)</li> <li>○ <u>Department staff</u>: Anaise Nagy</li> </ul> </li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report as uploaded by Council to the Planning Portal on 22 January 2026, with the amendment of Condition 39 as referred to above