

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	25 June 2026
DATE OF PANEL DECISION	25 June 2026
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Clare Brown
APOLOGIES	Donna Rygate
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 June 2026.

MATTER DETERMINED

PPSWES-320 – Lachlan – DA 2025/28 at 50 Lachlan Street, Condobolin NSW 2877 – Construction of Motel and Function Centre (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 as uploaded to the NSW Planning Portal by Council on 18 June 2026.

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
 Clare Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-320 – Lachlan – DA 2025/28
2	PROPOSED DEVELOPMENT	Construction of Motel and Function Centre
3	STREET ADDRESS	50 Lachlan Street, Condobolin NSW 2877
4	APPLICANT/OWNER	Applicant: Chase Property Investments Pty Ltd. Owner: Lachlan Shire Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Transport and Infrastructure) 2022 - Lachlan Local Environment Plan 2013 - Draft environmental planning instruments: Nil - Development control plans: - Lachlan Development Control Plan 2018 - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: 18 June 2026 - Amended Council Assessment Report: 24 June 2026 - Draft Conditions of Development Consent: 18 June 2026
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing to discuss Council's final recommendation: 23 June 2026 <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Clare Brown <u>Council assessment staff</u>: Donna Clarke, Lorena Blacklock <u>Department staff</u>: Anaise Nagy
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded to the NSW Planning Portal by Council on 18 June 2026