

Record of Preliminary Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-372 – Brewarrina – DA13/2025 at 60 & 70 Bathurst Street, Brewarrina NSW 2839
APPLICANT OWNER	Applicant: Ramesh Selliah / Brewarrina Shire Council Owner: Brewarrina Shire Council
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Council related development over \$5 million
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Brewarrina Local Environmental Plan 2012 Brewarrina Development Control Plan
CIV	\$13,270,301.00 (excl. GST)
BRIEFING DATE	9 June 2026

ATTENDEES

APPLICANT	David Kirby
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Ryagte
COUNCIL OFFICER(S)	Melissa Ward
PLANNING PANELS SECRETARIAT	Lillian Charlesworth, Anaise Nagy

DA LODGED: 16 January 2026

DAYS SINCE LODGEMENT: 144

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel discussed the proposed development with Council during the briefing held 9 June 2026 and notes the following:

- Context of proposed development within the locality, noting the shopping strip on the southern side of Bathurst Street and the aged persons' housing to the north of the site.
- Existing sparsely used Council carpark adjoining the site to the west.
- Angle parking and streetscape improvements proposed in Bathurst Street in association with the proposed development.
- Architectural merit of the proposed development.

Key issues raised by the Panel and discussed with Council alongside the Applicant included:

- Car parking and the need for line-marking of the adjoining Council carpark.
- NCC/BCA compliance.
- Sealing of rear laneway to serve the proposed staff parking spaces.

NEXT STEPS

Council is to continue its ongoing assessment and provide the Panel with their completed assessment report by 23 June 2026.

The Panel will reconvene for a Determination Briefing with Council and the Applicant representatives, which was tentatively scheduled for 30 June 2026.

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.