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|---------------------------------|----------------------------------------------------|
| <b>DATE OF DETERMINATION</b>    | 2 July 2026                                        |
| <b>DATE OF PANEL DECISION</b>   | 2 July 2026                                        |
| <b>PANEL MEMBERS</b>            | Garry Fielding (Chair), Graham Brown, Donna Rygate |
| <b>APOLOGIES</b>                | None                                               |
| <b>DECLARATIONS OF INTEREST</b> | None                                               |

Papers circulated electronically on 24 June 2026.

#### **MATTER DETERMINED**

PPSWES-372 – Brewarrina – DA 13/2025 at 60 & 70 Bathurst Street, 17 Doyle Street, Brewarrina NSW 2839 – Brewarrina Multipurpose 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 briefings 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 as uploaded to the NSW Planning Portal by Council on 23 June 2026.

#### **CONDITIONS**

The Development Application was approved subject to the conditions in the Council Assessment Report subject to:

- addition of the following new condition 17 required to specifically refer to the acoustic construction measures recommended in the Marshall Day Acoustics report;

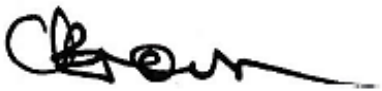
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>17.</b> | <b>Noise mitigation measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|            | <p>The Construction Certificate plans are to incorporate all acoustic construction measures specified in the approved DA Acoustic Assessment prepared by Marshall Day Acoustics (Report Rp 001 R02, 20250779, dated 18 December 2025). The plans must clearly demonstrate compliance with the following minimum requirements:</p> <ul style="list-style-type: none"> <li>• Wall construction: minimum Rw 40.</li> <li>• Roof construction: minimum Rw 40.</li> <li>• Roof ventilators: minimum Rw 10.</li> <li>• External glazing systems: minimum Rw 35.</li> <li>• External doors to sports halls: minimum Rw 35.</li> <li>• External doors and glazing must remain closed during all noise-generating activities.</li> <li>• Mechanical plant must be designed and specified to comply with the acoustic criteria in Table 2 of the above-mentioned Acoustic Assessment.</li> </ul> |
|            | <p>Condition reason:<br/>To ensure the building is built to the standard specified to mitigate noise intrusion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

- associated renumbering of subsequent conditions as needed; and

- correcting an error identified by Council so that the condition which was 26, and will be 27 after renumbering, refers to condition 58 (not condition 56).

#### 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                                                                                               |                                                                                                     |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <br>Garry Fielding (Chair) | <br>Graham Brown |
| <br>Donna Rygate           |                                                                                                     |

| SCHEDULE 1 |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | PANEL REF – LGA – DA NO.                              | PPSWES-372 – Brewarrina – DA 13/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2          | PROPOSED DEVELOPMENT                                  | Demolition of existing buildings & improvements and construction of new Multipurpose Centre including 1 x indoor and 1 x outdoor sports courts, indoor gymnasium, youth and community facilities, playground and water play area and associated landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3          | STREET ADDRESS                                        | 60 & 70 Bathurst Street, 17 Doyle Street, Brewarrina NSW 2839                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4          | APPLICANT/OWNER                                       | Applicant: Suneil Adhikari / Brewarrina Shire Council<br>Owner: Brewarrina Shire Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 5          | TYPE OF REGIONAL DEVELOPMENT                          | Council related development over \$5 million                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 6          | RELEVANT MANDATORY CONSIDERATIONS                     | <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 (Industry and Employment) 2021</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>Brewarrina 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>Brewarrina Development Control Plan 2023</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> |
| 7          | MATERIAL CONSIDERED BY THE PANEL                      | <ul style="list-style-type: none"> <li>Council Assessment Report: 23 June 2026</li> <li>Council Briefing Report: 3 June 2026</li> <li>Written submissions during public exhibition: Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 8          | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> <li>Council and Applicant Briefing: 9 June 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>: Melissa Ward</li> <li><u>Applicant representatives</u>: David Kirby</li> <li><u>Department staff</u>: Lillian Charlesworth, Anaise Nagy</li> </ul> </li> <li>Briefing to discuss Council's final recommendation: 30 June 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>: Melissa Ward</li> <li><u>Department staff</u>: Lillian Charlesworth, Anaise Nagy</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9          | COUNCIL RECOMMENDATION                                | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 10         | DRAFT CONDITIONS                                      | Attached to the Council Assessment Report as uploaded to the NSW Planning Portal by Council on 23 June 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |