

Record of Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-396 – Mid-Western Regional – DA0222/2026 – 16-22 Short Street, Mudgee NSW 2850
APPLICANT OWNER	Applicant: Daniel Newman / Mid-Western Regional Council Owner(s): Mid-Western Regional 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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 Mid-Western Regional Local Environmental Plan 2012 Mid-Western Regional Development Control Plan 2013
CIV	\$5,934,896.00 (excl. GST)
BRIEFING DATE	2 July 2026

ATTENDEES

PANEL MEMBERS	Garry Fielding (Chair), Graham Brown
COUNCIL OFFICER(S)	Kayla Robson
PLANNING PANELS SECRETARIAT	Lillian Charlesworth, Anaise Nagy

DA LODGED: 17 March 2026

DAYS SINCE LODGEMENT: 107

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel discussed the proposed development with Council during the briefing held 2 July 2026 and notes the following:

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

- Associated restrictions and reliance upon existing use rights where the caravan park extends into RE1 Public Recreation zoned land.
- Transitioning from mixed long-term and short-term accommodation to predominantly short-term accommodation and ensuring compliance with the Regulations.
- Staged development consent is not being sought by the Applicant at this time.
- The site is flood-prone and located within the Cudgegong River catchment.
- Land to the north of the subject site is also prone to flooding.
- Vegetation removal and landscape impacts on adjacent residential properties.
- Removal of the existing structure (former cabin) and vegetation within the Heritage Conservation Area.
- Compliance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.
- Adequacy of the proposed setbacks from dwellings.
- Provision and effectiveness of the proposed vegetation buffer along the site boundary adjoining Short Street.
- Access to social infrastructure for future short-term residents and associated social impacts.

NEXT STEPS

Council is to continue its ongoing assessment and aim to provide the Panel with their completed assessment report by 16 July 2026.

The Panel will reconvene for a Determination Briefing, which is tentatively scheduled for 21 July 2026.

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the Council briefing.