

Record of Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-397 – Mid-Western Regional – DA 0254/2026 – 675 Birkalla Road, Bungaba NSW 2852
APPLICANT OWNER	Applicant: Stu Bowman Owner(s): Stu Bowman
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Designated development - extractive industry
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resources and Energy) 2021 Mid-Western Regional Local Environmental Plan 2012 Mid-Western Regional Development Control Plan 2013
CIV	\$820,000.00 (excl. GST)
BRIEFING DATE	22 September 2026

ATTENDEES

PANEL MEMBERS	Garry Fielding (Chair), Clare Brown, David Ryan
APOLOGIES	Graham Brown, Donna Rygate
COUNCIL OFFICER(S)	Sarah Hopkins
PLANNING PANELS SECRETARIAT	Amanda Moylan, Anaise Nagy

DA LODGED: 21 April 2026

DAYS SINCE LODGEMENT: 154

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel discussed the proposed development with Council's representative during the briefing held 21 September 2026 and notes the following identified key issues:

- Local haulage road upgrades, requiring input from Council's engineers.
- The means by which the volume of material extracted from the site is to be measured/recorded to enable appropriate tonnage payments to the Council for haulage route maintenance.
- Rehabilitation details for each extraction area being provided with the objective of ensuring that each area is made suitable for agricultural/grazing purposes following the completion of extraction.
- The LUCRA being referred for comment to the Department of Primary Industries and Regional Development.

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.

It is anticipated that the application will be determined by the Panel on 24 November 2026.