

Record of Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-424 – Coonamble – DA014/2026 – Caswell Street, Coonamble NSW 2829
APPLICANT OWNER	Applicant: Tony Payne / Coonamble Shire Council Owner(s): Tony Payne / Coonamble Shire Council, Craig Barnes / Crown Lands
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Council related development over \$5 million
KEY SEPP/LEP	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Coonamble Local Environmental Plan 2011 Coonamble Local Strategic Planning Statement Coonamble Development Control Plan No. 1 – Township and Surrounds
CIV	\$19,784,720.00 (excl. GST)
BRIEFING DATE	28 July 2026

ATTENDEES

PANEL MEMBERS	Garry Fielding (Chair), Graham Brown
COUNCIL OFFICER(S)	Jessica McFarlane, Lindsay Mathieson
PLANNING PANELS SECRETARIAT	Lillian Charlesworth, Anaise Nagy, Victoria Hamilton

DA LODGED: 25 May 2026

DAYS SINCE LODGEMENT: 64

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel discussed the proposed development with Council during the briefing held 28 July 2026 and notes the following key issues:

- Site stormwater management, noting that Coonamble's topography is flat and discharge to the Castlereagh River is not acceptable on environmental grounds.
- Response from Transport for NSW - Jessica McFarlane will pursue this.
- DA is not a Staged DA.
- Community submissions (11) - Lindsay Mathieson will discuss with Council's GM whether a Public Determination Meeting should be arranged to afford submitters the opportunity to address the Panel.
- Other issues (8) were noted in Jessica's preliminary briefing report

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.