

DETERMINATION AND STATEMENT OF REASONS

WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	22 September 2026
DATE OF PANEL DECISION	21 September 2026
PANEL MEMBERS	Garry Fielding (Chair), Joe Woodward, Clare Brown
APOLOGIES	Graham Brown, Donna Rygate
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 11 September 2026.

MATTER DETERMINED

PPSWES-442 – Warrumbungle – DA 7/2026 at 26 Edwards Street, Coonabarabran NSW 2357 – Coonabarabran Memorial Swimming Pool Masterplan (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 briefing listed at item 8 in Schedule 1.

Development Application

The Panel determined to approve the concept development application pursuant to section 4.16 and 4.22 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 7 September 2026.

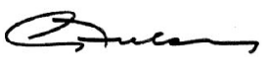
The Panel notes that the requirement for a Bush Fire Management Plan was discussed with Council officers during the determination briefing held on 17 September 2026. Council officers advised the Panel that a Bush Fire Management Plan was not required as the site was no longer mapped as Bush Fire Prone Land.

CONDITIONS

The Application was approved subject to the general conditions relating to the concept approval, as outlined in the Council Assessment Report uploaded to the NSW Planning Portal by Council on 7 September 2026, then reuploaded separately by Council on 17 September 2026 following the briefing held upon this date. The Panel notes that, upon the Applicant's future submission of a Development Application/s relating to the proposed works, further and more comprehensive conditions will be considered as part of the assessment and determination of that application/s.

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		
Garry Fielding (Chair)		Joe Woodward 
Clare Brown		

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-442 – Warrumbungle – DA 7/2026
2	PROPOSED DEVELOPMENT	The proposed development implements the Coonabarabran Memorial Swimming Pool Masterplan to deliver modern, accessible and family-friendly aquatic facilities. Staged work subject to funding availability includes a splash park, 25m pool and toddler pool, amenities and entry building, and demolition of the existing 33 m pool, toddler pool, plant room and entry building. Using durable, low-maintenance material, the redevelopment will revitalise the site as a safe, inclusive and sustainable community asset.
3	STREET ADDRESS	26 Edwards Street, Coonabarabran NSW 2357
4	APPLICANT/OWNER	Applicant: Todd Dunn / Warrumbungle Shire Council Owner: Warrumbungle Shire Council
5	TYPE OF REGIONAL DEVELOPMENT	Concept DA that meets criteria under State and Regional SEPP
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) - Warrumbungle Local Environmental Plan 2013 - Warrumbungle Local Environmental Plan 2015 - Development control plans: - Warrumbungle Development Control Plan 2015 - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: 1 September 2026 - Council Assessment Report: 7 September 2026 - Written submissions during public exhibition: Nil - Total number of unique submissions received by way of objection: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing to discuss Council's final recommendation: 17 September 2026 <u>Panel members</u>: Garry Fielding (Chair), Joe Woodward, Clare Brown <u>Council assessment staff</u>: Mark Hitchenson, Melinda Ryan, Leeanne Ryan, Talisen Magee <u>Applicant representatives</u>: Todd Dunn <u>Department staff</u>: Nathan Laird, Anaise Nagy
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	General conditions relating to the concept approval have been provided within the Council Assessment Report as uploaded to the NSW Planning Portal by

		Council on 7 September 2026, then reuploaded on 17 September 2026 following the determination briefing held 17 September 2026.
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