

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	28 July 2026
DATE OF PANEL DECISION	28 July 2026
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, John Brockhoff
APOLOGIES	Donna Rygate
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 6 July 2026.

MATTER DETERMINED

PPSWES-399 – Murray River – DA-2026/0033 at 41-43 Noorong Street, Barham NSW 2732 – Childcare Centre and Boundary Realignment (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 development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

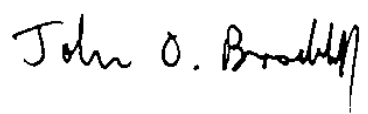
The Panel determined to approve the application for the reasons outlined in the Council Assessment Report as uploaded to the NSW Planning Portal by Council on 6 July 2026.

CONDITIONS

The Development Application was approved subject to Council's revised recommended conditions uploaded to the Planning Portal on 21 July 2026 that reflect a request from the applicant to amend condition no. 2 regarding operating hours.

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)	 Graham Brown
 John Brockhoff	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-399 – Murray River – DA-2026/0033
2	PROPOSED DEVELOPMENT	Construction of a new, purpose-built childcare centre providing 90 long day care places, including a boundary realignment required to accommodate the childcare centre on the northern allotment and a future commercial development on the southern allotment.
3	STREET ADDRESS	41-43 Noorong Street, Barham NSW 2732
4	APPLICANT/OWNER	Applicant: Eliza Eastman / Acre Town Planning / Country Buddies Barham Pty Ltd. Owner: Matrob Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - 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 (Industry and Employment) 2021 - Wakool Local Environmental Plan 2013 - Draft environmental planning instruments: Nil - Development control plans: - Wakool Development Control Plan 2013 - 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: 6 July 2026 - Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing to discuss Council's final recommendation: 21 July 2026 <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, John Brockhoff <u>Council assessment staff</u>: Joshua McKay <u>Department staff</u>: Lillian Charlesworth, Anaise Nagy
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded to the NSW Planning Portal by Council on 6 July 2026 and as subsequently amended by Council on 21 July 2026.