

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	2 July 2026
DATE OF PANEL DECISION	2 July 2026
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 24 June 2026.

MATTER DETERMINED

PPSWES-400 – Murray River – DA-2025/0357 at 4920 Noorong Road, Tullakool NSW 2732 – Expansion of the Existing Lytton Sand Quarry (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

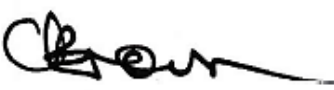
The Panel determined to approve the application for the reasons outlined in the Council Assessment Report as uploaded to the NSW Planning Portal by Council on 23 June 2026.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report.

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
 Donna Rygate	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPWES-400 – Murray River – DA-2025/0357
2	PROPOSED DEVELOPMENT	Expansion of the Existing Lytton Sand Quarry - Extractive Industry: Increase in extraction volume of up to 100,000 tonnes per annum and the extraction activity area to 100 ha.
3	STREET ADDRESS	4920 Noorong Road, Tullakool NSW 2732
4	APPLICANT/OWNER	Applicant: Rodney Chalmers Owner: Peter Chalmers, Rhiannon Chalmers
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - extractive industry
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - State Environmental Planning Policy (Housing) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Primary Production) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Resource and Energy) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Wakool Local Environmental Plan 2013 - Draft environmental planning instruments: - Murray River Local Strategic Planning Statement (LSPS) 2020-2040 - 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: 23 June 2026 - Draft Conditions of Consent: 23 June 2026 - Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing to discuss Council's final recommendation: 30 June 2026 <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate <u>Council assessment staff</u>: Vishal Chandra <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 23 June 2026