

RECORD OF INITIAL BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 August 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-362 - Muswellbrook- DA 2019 -102 (3) - 511 Richmond Grove Road, Sandy Hollow 2333 – Sandy hollow – Solar Farm

PANEL MATTERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Eugene Sarich
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Sarah Hillis, Eric Caesar, Robert Craig, Litsa Stavrakakis
COUNCIL ASSESSMENT STAFF:	Donna Watson
DEPARTMENT STAFF	Leanne Harris

COUNCIL BRIEFING

- This modification relates to a DA originally approved by the Panel in May 2020.
- A local 4.55 (1A) Modification was approved by Council in June 2024 to reduce the number of panels and provide for ancillary battery storage.
- The current modification proposes changes to Panel imposed conditions regarding landscaping, amenities and road sealing arrangements.
- 1 Submission received during public exhibition.
- The Modification has been referred to TfNSW due to the proposed changes to sealing of the access driveway. The Applicant is in the process of finalising WAD arrangements for the works to the intersection.
- Council have requested further information in terms of visual impacts.

APPLICANT BRIEFING

- Background and project history explained.
- Overview of consent history and local modification application provided.
- Three modifications are now proposed:

Planning Panels Secretariat

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1. Landscaping – current requirement results in overshadowing and reduced capacity, view impacts considered and alternative landscape screen arrangements with updated plans and technical information to support the application submitted.
2. Removal of reference to permanent amenities building as no requirement for permanent staff on the site.
3. Removal of the requirement to seal part of the internal access road from Golden Highway to the project boundary and for the works to be in accordance with the WAD process with TfNSW

PANEL COMMENTS

- Council will need to consider the original Panel determination and reasons for the proposed conditions when considering the acceptability of the modifications now proposed.
- The Council needs to confirm that the consent is still valid and has not lapsed and further advice from the applicant may be warranted.
- The application needs to be clear and factual in terms of what is being applied for regarding lease / site boundaries and the extent, height and location of amended landscaping.
- The Panel will need a clear understanding of the extent of change compared to the original visual impact assessment and expect Council to specifically address and understand the view impacts from the objector's property.
- The issue related to the amenities building is straight forward.
- There appears to be some difference in interpretation regarding the road sealing condition. The applicant should confirm with Council that access is to be consistent with the WAD application to TfNSW.
- A number of minor legislative references (clauses, terminology) need to be corrected when Council completes its assessment report.
- Height of the panels and relationship to the height of the proposed landscaping needs to be considered.

The Panel encourage the applicant and Council to work together to complete the assessment in a timely manner.