

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 21 August 2024, 11.00am and 11.43am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-301 – Liverpool Plains – 10.2024.79.1 – Borah Creek Road, Quirindi – A solar farm with a DC capacity of 7.5 MWp and AC output of 5.0 MW on approximately 11.09 ha. There will be 10,750 solar modules installed in 28 rows

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Elizabeth Cumming, Nathan Bartlett and Ben Kirk
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Overview of proposal and site context, noting viewpoints of the site
- 21 Submissions received
- No landscaping proposed, with Council to consider the imposition of a condition for a landscaping plan with suitable mature trees species to address visual impact
- Site identified on draft strategic agricultural land mapping
- Proposed Council roadworks to be undertaken as a result of the Quipolly Dam upgrade – timing of works to be determined
 - Dilapidation surveys to be undertaken prior to and after construction works
 - Traffic Management Plan to be provided
- 12 week construction phase, with truck movements outlined
- Lifespan of development noted with decommissioning plan provided
- Aboriginal Cultural Heritage – further investigation may be required, with proposed unexpected finds conditions

Referrals

- Engineering – to be received
- Fire and bushfire and hazard assessment – RFS provided conditions

Panel Questions

- Visual impact – further assessment from nearest receivers to be provided, including consideration of the topography and screening to be located outside of the security fence
- Referral to NSW DPI recommended in relation to the draft strategic agricultural land mapping
- Weed management during construction phase to be outlined
- Assessment report to consider waste management, decommissioning, construction traffic (including the entry point off Porters Lane), noise (solar array and battery storage system), contamination (battery storage), glint and glare (including material selection of ancillary buildings)
- Clarified the site is not in a REZ
- Distances to transmission infrastructure

TENTATIVE DETERMINATION DATE SCHEDULED FOR: late 2024/early 2025

Planning Panels Secretariat

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