

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 29 March 2022, 2:30pm-3:30pm Site inspection undertaken before briefing
LOCATION	Wagga Wagga City Council – 59 Hillary Street North Wagga Wagga

BRIEFING MATTER(S)

PPSSTH-114 – Wagga Wagga – DA21/0390 – 59 Hillary Street, North Wagga Wagga 2650 – Electricity Generating Works (Solar Farm)

PANEL MEMBERS

IN ATTENDANCE	Clare Brown (Acting Chair), Andrew Hutton, Chris Wilson, Amelia Parkins (briefing only)
APOLOGIES	None
DECLARATIONS OF INTEREST	Cr Michael Henderson declared a conflict of interest and did not attend the briefing meeting

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Steven Cook, Paul O'Brien
DPE	Amanda Moylan

KEY ISSUES DISCUSSED

General

- The site and site context were discussed.
- Community consultation and public interest (35 submissions). Key issues included visual impacts, lack of consultation with aboriginal community on cultural heritage issues and decommissioning. It was noted that a number of submissions relating to broader concerns around solar farms were received.
- The Panel noted that the site was undulating. It also noted that the extent of earth works required to accommodate the proposal was unclear.
- The Panel requested a plan that shows the cut and fill across the site to better understand the extent of earthworks required and to provide clarification around the extent of the earthworks described in the statement of environmental effects as “very minor”.
- Considering of potential for impact on the railway corridor by glint and glare from the site.
- Construction noise.
- Decommissioning and rehabilitation strategy.
- Clarification of the savings provisions contained within the Wagga Wagga SAP to ensure clear assessment pathway.
- Concurrence and referrals.

Landscaping

- Landscaping arrangements, in particular the arrangements within the setback from boundary to adjacent properties along Byrnes Rd are unclear.

Visual Impacts

- Visual Impact Assessment and consideration of views towards the site from the Gobbagombalin and Estella URAs.
- Visual impacts on neighbouring properties, in particular from Byrnes Rd.
- Potential impact of glint and glare on railway corridor.

Aboriginal Cultural Heritage

- Adequacy of the due diligence process, in particular, the consultation with Wiradjuri people and members of the LALC.
- Panel questioned the scope of the Cultural Heritage Impact Assessment, considering the proximity of the site to the Bomen Axe Quarry, Wollundry Lagoon and submissions received from the community.
- The Panel requested further consideration relating to Aboriginal cultural heritage be carried out with a specific focus on the broader cultural heritage of the site, including the cultural landscape context of the site with regard to the Bomen Axe Quarry and Wollundry Lagoon.
- Council indicated the applicants have engaged local aboriginal members to undertake a further site assessment.
- The Panel noted that it is likely that Aboriginal Cultural Heritage assessments were carried out in establishing the Wagga Wagga SAP.
- Applicants' response dated 25 March 2022 (note this is not on the planning portal).

Outcomes

The Panel requested that the Council demonstrate in its assessment report that the following key issues have been adequately addressed by the applicant;

- Further justification/confirmation regarding the VIA's findings that the visual impact to those North Wagga Wagga suburbs and adjoining and adjacent properties is acceptable noting:
 - The size and expected timeframe of the facility (25 years) in the landscape
 - The current views/landscape seen from residents in North Wagga and adjoining and adjacent landholdings
 - That the views to the facility will be constant; and
 - The limited opportunity for mitigation at that distance.
- That construction noise (particularly piling) can be satisfactorily managed given the proximity of the proposal to non-project receptors.
- Assessment of the proposal having regard to the SAP Master Plan and Delivery Plan.
- Clarification of finished RLs, heat map of cut fill balance across the site – clarification of "minor" earth works).
- That the earthworks required for site establishment and construction can be satisfactorily managed. This relates to the amount of work required, the management of cut materials (i.e. stockpiles, etc) and that sediment from the area can be managed appropriately.
- That construction/ decommissioning traffic can be appropriately managed given the proposed intersection and access route. This would include management of interactions with local traffic and neighbouring properties adjacent to the proposed entry.
- That an appropriate decommissioning and rehabilitation strategy is in place and that there would be adequate resources available to execute that works if/when required given if Consent was issued it would run with the land and, therefore be the responsibility of the landowner.
- Landscaping arrangements including clarification of the proposed setback of landscaping, and the extent of the buffer areas, from the boundary of properties along Byrnes Road. Landscaping treatment including setbacks and plantings to be capable of providing visual screening.

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- Consideration must be given to the broader Aboriginal cultural heritage of the site, including the cultural landscape context of the site with regard to the Bomen Axe Quarry and Wollundry Lagoon.
- Adequacy of consultation with the Wiradjuri people.

The Panel requested Council specify a timeframe for clarification of the above matters and proceed to finalising the assessment report based on the information available once the time frame is met.

The Panel confirmed that the final determination will include a Public Meeting.

TENTATIVE DETERMINATION DATE TO BE CONFIRMED BY COUNCIL

Planning Panels Secretariat

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