

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 June 2022, 11:00am – 12:00pm
LOCATION	MS Teams

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
APOLOGIES	Dan Hayes
DECLARATIONS OF INTEREST	Cr Michael Henderson declared a conflict of interest and did not participate in the briefing meeting

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Steven Cook, Paul O'Brien
DPE	Amanda Moylan
APPLICANT TEAM	David Hill, Lena Li, Danyil Skora

KEY ISSUES DISCUSSED

Applicant Briefing

The applicants addressed the Panel and the following matters were discussed:

- **Aboriginal Cultural Heritage**
 - Due diligence assessment did not include consultation with LALC.
 - Notification process has resulted in submissions from broader Aboriginal community.
 - Applicants have undertaken further consultation and committed to undertaking and ACHAR, noting this process has not yet commenced.
 - The panel acknowledged the cultural significance of the area and the importance of the consideration of both tangible items of cultural heritage and intangible cultural heritage within the landscape context in the preparation of the ACHAR. The Panel advised that the NSW Heritage Guidelines set out the required process and consultation.
- **Landscaping**
 - Landscaping proposed to be redesigned. Landscaping to be located on the outer edge adjacent to the perimeter of the site. Security fence to be on the inside of the landscaping (with the exception of the railway corridor boundary).
 - Acknowledgement that the establishment of landscape screening can take some time and applicant is willing to consider alternatives such as shade cloth or semi mature planting.

- Fence design to be 2.2-2.4m in height.
- Visual Impact
 - Applicant is prepared to reduce the solar array footprint in the NE corner to minimise the visual impact on neighbouring residential properties. Additional landscaping to be proposed to mitigate visual impact.
 - Visual consultant to be engaged to address issues raised around visual impact
 - The Panel requested the visual assessment include consideration of the impact on views from Gobbagombalin and contain additional viewpoint analysis and photo montages to be provided from the places of interest.
 - The Panel requested the visual impact analysis have regard to the array layout. The Panel indicated they require information to understand how the arrays sit in the landscape having regard to the contours over the site and how the arrays undulate with the land.
- Addendum submission to be provided by applicant addressing outstanding information
- An amended layout design was tabled during the meeting which included the removal of arrays in NE corner resulting in an increased separation of 106.2m to adjacent dwelling located on Lot 1 DP 238566 (note – amended application not formally submitted to Council).
- Proposed earthworks.
 - Solar arrays to be mounted on poles which follow the contours resulting in very minor earthworks. Minimal adjustment of site contours around grading of site for internal access roads, swales and basins.
 - Discussion around provision of heat map to identify existing contours, slopes and proposed earth works.
 - Basin in NW corner to manage surface flows and act as a drainage point
 - Location of swale on western flank
- PV Array arrangements
 - Solar array poles to be arranged so that their height can be adjusted to accommodate the slope of the land. Typical pole height will be 1m above ground (pole height range above ground 0.5m – 1.5m with a maximum array height of 2.4m above ground level). Arrays will not be higher than 2.4m above the highest ground level of the site
 - Applicant is satisfied that panel tracking will minimise shading of panels, given slope from east to west
- Glint and glare report to be peer reviewed.
- ARTC sign off for the glint and glare to be followed up by Council.
- The Panel requested further detail around decommissioning and rehabilitation process to be submitted with a consolidated amendment to the DA documentation including the SEE.
- Confirmation that life of project is 35 years.
- Piling activities and impact on receptors has been included in the noise impact assessment, noting that piling is anticipated to occur for 3 months. The Panel requested the sound impact of these activities be addressed up to a 12 month period of time.
- The Panel confirmed that the final determination will include a Public Meeting.

Timing

- The applicants indicated 20 weeks is required to complete the further information and additional reports
- Given the length of time required to provide additional information, the Panel provided the opportunity for the applicant to withdraw the application
- The applicant expressed concerns around the length of time taken for the issues around Aboriginal consultation to be raised
- The Panel strongly encourage applicants to follow the NSW Heritage Guidelines for the preparation of the ACHAR including consultation

Planning Panels Secretariat

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Outcomes and next steps

The Panel noted the advice of the applicant and the contents of the briefing note of the 29th March 2022. The Panel requested that, within 7 days of the publication of this record of briefing, the applicant advise and confirm with Council their intention to formally amend the application and provide supplementary information including;

- the submission of an ACHAR
- the submission of a Visual Impact Assessment
- supplementary information to clearly demonstrate the extent of cut and fill and the height of the proposed PV arrays, cross and long sections through the site following contours and showing the arrays.
- the submission of an addendum report and amended plans to address any other matters raised in this and the previous briefing and in agency comments and other matters that have been the subject of RFIs issued by Council but not dealt with.

Following the above confirmation from the applicants of their intentions in relation to the progression of the proposal, the Panel will separately seek advice and discuss the implications of a potential 26 week delay and will provide further details to Council around the next steps and anticipated time frames.