

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 27 April 2022, 1:20pm – 3:00pm Site inspection undertaken before briefing
LOCATION	101-173 Cowcumbra Street, Cootamundra and briefing at the Cootamundra-Gundagai Council Administration Building

BRIEFING MATTER(S)

PPSSTH-145 – COOTAMUNDRA-GUNDAGAI REGIONAL– DA2022/027 – 101-173 COWCUMBLA STREET
COOTAMUNDRA 2590 – Electricity Generating Works (solar farm) – to establish and operate a 5 megawatt (MW) solar farm with a Battery Energy Storage Facility (BESS) and associated infrastructure

PANEL MEMBERS

IN ATTENDANCE	Clare Brown (Acting Chair), Renata Brooks, Chris Wilson, Gordon Lindley and Toney Donoghue
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Craig Perrin and Tanya Cullen
OTHER	Sung Pak

KEY ISSUES DISCUSSED

- GTA received from NRAR – no major issues raised and only standard conditions are to be imposed.
- Seek clarification from NRAR if they have any issues with the potential removal of vegetation on top of the bank along the Muttama Creek line.
- The site access is no longer from Lloyd Conkey Road. The site access is proposed from Cowcumbra Street which is a B double route.
- No removal of street trees with access relocated to Cowcumbra Street.
- Revised access plan submitted to Council and referred to Council's Engineering section for further comment.
- Council needs to give owners consent to the development application as access is proposed across Council owned land (Lloyd Conkey Road) for tie into the electrical grid. Easements across the Council land may be required. This issue to be addressed by the applicant and Council.
- The site is zoned IN1 and the proposed development is permissible use with consent.
- Due to changes to access arrangements Council needs to determine if the amended DA needs to be referred to TfNSW

The Panel has requested that Council seek further information from the Applicant as follows:

- An updated visual impact analysis of the array layout (including glint and glare assessment) looking from wider/elevated areas and including:
 - Potential impacts on road and rail infrastructure including roads coming into town; and
 - Potential impacts on any public viewing points particularly in the hills around the site.
- Landscape plan to be prepared to provide screening from adjacent public roads and public places while providing a level of transparency.
- Identification of any community benefit being delivered by the proposal. Council to examine whether a contribution under section 7.11 or 7.12 of the EP&A Act can be levied.
- Redesign of the configuration of the panels to accommodate:
 - A landscaped edge to the Muttama Creek line adjacent to the boundary with 12 Betts Street, Cootamundra
 - A revised APZ outside of the landscaped edge
 - The landscaped edge to have a minimum depth of five metres and accommodate two tiers of planting with shrubs up to a height of three metres. Arrangements for maintenance of landscaping to be detailed.
 - Native vegetation to be used in the plantings.
- High level decommissioning plan.
- Stormwater Management Plan including Erosion Sediment Control.
- A revised footprint plan and array layout must be submitted which includes the site area and solar panel development footprint area clearly and nominates the number of panels and distance between rows to demonstrate how access will be achieved for maintenance and vegetation management.
- Connection to powerline:
 - Council needs to consent to an easement access.
 - Confirm whether referral to Essential Energy is required.
- Availability of continuous water supply for fire fighting and maintenance purposes
- Aboriginal Cultural Heritage assessment required.
- Investigation of groundwater. Any concentration/flow of water around and across the site.