



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 8 June 2022, 12:00pm – 1:00pm Site inspection undertaken before briefing
LOCATION	Wagga Wagga City Council Administration Building

BRIEFING MATTER(S)

PPSSTH-149 – Wagga Wagga – DA22/0122 – 1268 Oxley Bridge Road, Uranquinty – Electricity Generating Works – Solar Farm

PANEL MEMBERS

IN ATTENDANCE	Clare Brown (Acting Chair), Chris Wilson, Tim Fletcher, Amelia Parkin and Michael Henderson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sam Robins
DPE	Amanda Moylan

KEY ISSUES DISCUSSED

- Scope and layout of proposal
- Local context of the proposal
- Visual impact of change of agricultural landscape to industrial style landscape
- Glint and glare report prepared, noting that a peer review has been requested by Council
- Clarification that flooding is not an issue for the site
- Exhibition and notification outcomes
 - >10 unique community submission
 - Public determination meeting required
- Concurrence and referrals
 - Submission provided by NSW Agriculture, noting DPI have advised that the SEE does not address the impact of the activity over the 30 year period and how the land will be returned to full agricultural production at the end of the solar farm use.
 - Clarification required that a BDAR is not triggered as <1h vegetation to be removed
- Road intersection treatments to be detailed
- Removal of minor trees at access point.
- Further information requested:
 - Clarification around inconsistencies within submitted DA documentation, particularly around vegetation removal and replanting.

Planning Panels Secretariat

- Engineering details relating to roads, swales, stormwater management and detention basins to accommodate the project.
- Acoustic report, including acoustic impacts during construction phase.
- Construction traffic to be detailed and further details required in dilapidation report, particularly relating to roads within surrounding village.

The Panel raised the following matters:

- Lack of verge and general width of pavement along access road. The Panel requested Council clarify if;
 - the Traffic Study addresses the need to complete any upgrades to accommodation B-doubles during the construction phase
 - the access point/corner has the geometry to deal with a B-double
- Visual, acoustic and construction impacts on nearby residents
- Cumulative impact of solar farms on agricultural land (of Class 3 and better), particularly from a strategic perspective across the broader landscape and broader agricultural area.
- The Panel raised concerns around the due diligence process for cultural heritage and the lack of consultation with Aboriginal groups. As the due diligence was limited to consideration of artifacts, the Panel requested this be expanded to also address broader cultural values across the landscape to determine if an ACHAR is required and that consultation occur with the relevant Aboriginal parties
- The Panel noted that the plans show 3m and 5m wide landscaping in sections and requested clarification of proposed landscaping arrangements, noting that Regional Panels generally seek a minimum 5m width.
- The Panel noted that the decommissioning plan should have some acknowledgement and details around panel disposal (where and how) at the end of the life of the development.

Next Steps

- Council to request applicant address outstanding matters through a formal RFI
- Public Determination meeting be tentatively scheduled for August 2022

TENTATIVE DETERMINATION DATE TO BE SCHEDULED FOR August 2022