

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-485 - Wollondilly - DA/2024/748/1 - BURRAGORANG ROAD ORANGEVILLE 2570
APPLICANT / OWNER	Applicant: Ella Reynolds Owner: Chris Ghassibe - The Trustee for Sun Ridge Unit Trust
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$8,800,000.00 (excluding GST)
BRIEFING DATE	12 November 2024

ATTENDEES

APPLICANT	Ella Reynolds, Chris Ghassibe, Qiao Rishada, Angus King
PANEL MEMBERS	Justin Doyle (Chair), David Kitto and Louise Camenzuli
COUNCIL OFFICER	Bridie Riordan and Michael Buckley
CASE MANAGER	Renah Givney
PLANNING PANELS	Renah Givney

DA LODGED & DAYS SINCE LODGEMENT: 23/9/2024

The Chair reviewed attendance and introduced the purpose of the briefing

Council:

- No major issues identified in the assessment to date.
- Some additional landscaping will be required to limit visual amenity impacts of the proposed development.
- Owners' consent appears to be required from the adjoining property due to a right of carriageway over that property to access the site that has not been legal formalised.
- There are some minor outstanding information requests relating to engineering matters, such as swept paths for truck movements in and out of the site.
- Other minor issues as are set out in the Council's Assessment Report, including relating to the BDAR and the environmental condition of the land.
- No objections have been made against the proposed development.
- The application has been referred to RFS, DPE- Water, Endeavour Energy, Transgrid and Western Sydney Airport Co.

Applicant:

- The proposed development is for a 5MW photovoltaic solar farm that will run for circa 30 years and will contribute to the shire's renewable energy sector by offering stability for the local network.
- The site benefits from an Endeavour Energy owned easement that the solar farm will connect into. There is an existing line that Endeavour Energy want upgraded and that will become Endeavour Energy's asset.
- Endeavour Energy will connect the solar farm to the grid via circa 2km of overhead cabling as Part 5 development. The Panel would like certainty as to the intention in this regard and whether this can or will be done under an REF. Has Endeavour Energy confirmed its willingness to use its Part 5 powers? Who will undertake the connection works?
- Various studies have been carried out and mitigation measures proposed to address potential impacts arising from those studies.
- An AHIMs search identified an Aboriginal site about 200m south of the construction footprint, but not on the site.

Panel:

- The Panel requested further information in relation to the proposed process for assessment and approval of the connection of the solar farm to the grid and whether Endeavour Energy agrees to use its Part 5 powers to establish this connection.
- The Panel also requested that the Applicant provide legal evidence of the right of access over the adjoining property and/or owner's consent to the DA.
- The Panel otherwise considers that the residual outstanding matters appear to be resolvable or capable of being dealt with by way of conditions of consent/further information and that this matter may be one that is suitable for electronic determination.

The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.

Note:

Council is yet to undertake a full assessment of the application. This record is not a final list of the issues Council will need to consider to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.