

## BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 16 June 2025, 1:00pm to 2:00pm
LOCATION	Ms teams

## BRIEFING MATTER(S)

PPSSWC-485 – Wollondilly – DA/2024/748/1 – Burragorang Road, Orangeville - Construction and operation of a 5MW photovoltaic solar farm, demolition of structures, battery energy storage system, and onsite infrastructure including cabling, internal access tracks, staff amenities, operations and maintenance store, water tanks and security fencing.

## PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Matt Gould, Matthew Deeth
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bridie Riordan, Aimee Lee
APPLICANT	Ella Reynolds
OTHER	Sharon Edwards, Tim Mahoney

## KEY ISSUES DISCUSSED

- This DA was lodged with Council on 23 September 2024 and is accordingly now more than 9 months old. The Panel is eager to bring its assessment to a conclusion.
- The only issue raised by the public is in relation to owners consent because access is via a right of way over a neighbouring farm. The Applicant at the briefing advised that this has now been resolved.
- Council's development engineer has confirmed that all substantial outstanding issues have been resolved except access arrangements.
- Council reports that the NSW RFS has indicated that for site access to be provided in accordance with Planning for Bushfire Protect 2019 requirements, a driveway with a minimum carriageway width of 4m and passing bays every 200m is required. This is said to generate issues in relation to the BDAR because of the vegetation to be removed along a section of the road through an area of biodiversity value.
- The Panel, having read the NSW RFS advice, questioned whether it took into account site constraints. The Panel questioned whether the road of compacted road base would be sufficient given that for much of the road's length all that would be required for vehicles to pass would be to move onto the road verge. The Panel was concerned that this issue was holding up determination of the DA. The Panel encouraged direct discussions between the engineers for the Council and the Applicant for a practical outcome to be achieved.

- The applicant was requested to provide additional information regarding the adequacy of the current access arrangements for bushfire purposes. This information was to be supplied within one week of the meeting, with Council to provide the Panel with an update.
- Subsequent to the briefing the Council advised that the only issue of remaining concern was a section of the road which overlapped with Biobanking area – BA00162. This photograph was supplied:



- That photograph would seem to suggest that there is room for a sensible resolution. Afterall, allowing for access for firefighting vehicles would seem to be supportive of the protection of biodiversity values.
- The photograph supports the idea that there are several areas where with limited work a practical facility for trucks passing could easily be fashioned. The stated general standard for minimum width of the carriageway should not overshadow a practical assessment of whether the carriageway is adequate to be traversed by a fire vehicle without risk.
- The Applicant advised that the Creek crossing a suitable for vehicular passage. Unless there is serious doubt that the crossing cannot be rendered compliant, that would seem to be an issue suitable for condition, possibly just requiring RFS signoff prior to commencement.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR TBD**

## Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)