

DETERMINATION AND STATEMENT OF REASONS

WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	25 May 2023
DATE OF PANEL DECISION	25 May 2023
DATE OF PANEL MEETING	23 May 2023
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Clare Brown, Cr Manjit Singh Lally
APOLOGIES	Cr Christine Stead
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 16 May 2023.

MATTER DETERMINED

PPSWES-169 - 212/2022 – Griffith - 726 NORTHERN BRANCH CANAL ROAD YENDA

Yenda Solar Farm - Behind the meter electricity generation directly to the Winery. (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report, as amended and uploaded to the Planning Portal on 23 May 2023.

CONDITIONS

The Development Application was approved subject to the conditions attached to the Council Assessment Report, as modified and uploaded to the Planning Portal on 23 May 2023. Additionally, Condition 42 (g) is to be amended as follows:

~~(g) Transport of workers and accommodation provisions, clarifying the number of construction worker, period of employment and method of transport to site during construction.~~

(g) details of the number of construction workers, their period of employment and method of transport to the site during construction, together with residential accommodation arrangements for the workers during the construction phase.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS



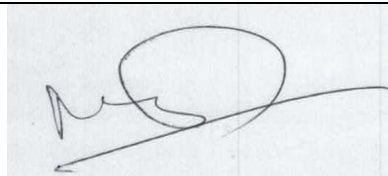
Garry Fielding (Chair)



Graham Brown



Clare Brown



Cr Manjit Singh Lally

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-169 – Griffith - 212/2022
2	PROPOSED DEVELOPMENT	Yenda Solar Farm - Behind the meter electricity generation directly to the Winery.
3	STREET ADDRESS	726 NORTHERN BRANCH CANAL ROAD YENDA 2681
4	APPLICANT/OWNER	Next Generation Energy Pty Ltd/ Casella Wines Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy – Transport and Infrastructure 2021 State Environmental Planning Policy – Primary Production (Chapter 2 – Primary production and rural development) Griffith Local Environmental Plan, 2014 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Griffith Development Control Plan No 1 – Non-Urban Development Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report (as amended): 23 May 2023 Council Conditions of Consent (as amended): 23 May 2023
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing & site inspection: 11 April 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Clare Brown, Cr Manjit Singh Lally <u>Council assessment staff</u>: Kerry Rourke <u>Council assessment consultants</u>: Josh Eagleton, Kim Sarantzouklis Final briefing to discuss council's recommendation: 23 May 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Clare Brown, Cr Manjit Singh Lally <u>Council assessment staff</u>: Kerry Rourke <u>Council assessment consultants</u>: Josh Eagleton, Kim Sarantzouklis <u>Applicant representatives</u>: Adam Terrill, Sam Gordon
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report (as amended on 23 May 2023)