

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	12 December 2023
DATE OF PANEL DECISION	05 December 2023
DATE OF PANEL MEETING	28 November 2023
PANEL MEMBERS	Garry Fielding – Chair, Graham Brown, Donna Rygate, Ruth McRae, Robert Black
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 15 November 2023.

MATTER DETERMINED

PPSWES-190 - DA 21/2023 – Murrumbidgee

Lots 27 DP 750904, 415 Macleay Road, Coleambally, the installation of 11,340 solar panels and associated infrastructure including a high voltage switchboard, inverter station, eight (8) BESS containers, poles and ancillary fencing and landscaping (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

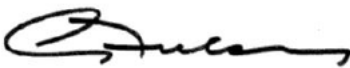




- The proposed development is permissible within the zone under State Environmental Planning Policy (Transport and Infrastructure) and is generally consistent with the aims, objectives and provisions of Murrumbidgee Local Environmental Plan 2013.
- The proposed development is consistent with the provisions of the relevant SEPPs.
- The proposed development is unlikely to have any unreasonable impact on the environment, and where an adverse impact has been identified, appropriate conditions have been imposed to mitigate the effects.
- The subject site is suitable for the proposed development.
- The proposed development does not raise any matter contrary to the public interest.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel noted One (1) submission (from Essential Energy with no objections) was made during public exhibition.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Donna Rygate
 Graham Brown	 Ruth McRae
 Robert Black	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-190 - DA 21/2023 - Murrumbidgee
2	PROPOSED DEVELOPMENT	The installation of 11,340 solar panels and associated infrastructure including a high voltage switchboard, inverter station, eight (8) BESS containers, poles and ancillary fencing and landscaping
3	STREET ADDRESS	Lots 27 DP 750904, 415 Macleay Road, Coleambally
4	APPLICANT/OWNER	Applicant - Green Gold Energy Pty Ltd Owner - BP & EM James
5	TYPE OF REGIONAL DEVELOPMENT	Schedule 7 of SEPP (Planning Systems): Private infrastructure for the purpose of electricity generating works with a capital investment value of more than \$5 million.
6	RELEVANT MANDATORY CONSIDERATIONS	Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Murrumbidgee Local Environmental Plan 2013 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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: 15 November 2023 Statement of Environmental effects incorporating the following appendices: <ul style="list-style-type: none"> Aboriginal Cultural Heritage Due Diligence Assessment Agricultural Impact Assessment

		<ul style="list-style-type: none"> • Biodiversity Impact Assessment • CIV Report • Construction Environmental Management Plan • Glint and Glare Assessment Report • Landscape Plan (revised) • Stormwater Management Plan • Traffic Impact Assessment • Solar Panel & Power Station details • Draft VPA • Construction Noise Assessment (additional information) • Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 19 September 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate ○ <u>Council assessment staff</u>: Steven Parissotto • Final briefing to discuss Council's recommendation: 28 November 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate, Ruth McRae, Robert Black ○ <u>Council assessment staff</u>: Steven Parissotto ○ <u>Applicant</u>: Duncan Lewis, Elton Zhang
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report