

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	11 December 2024
DATE OF PANEL DECISION	11 December 2024
DATE OF PANEL	10 December 2024
PANEL MEMBERS	Garry Fielding (Chair), Natasha Harras and Rick Warren
APOLOGIES	Clare Brown
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 20 November 2024.

MATTER DETERMINED

PPSWES-229 - DA2024/040– CARRATHOOL 10738 KIDMAN WAY HILLSTON 2675 - 5MW Solar Farm (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 briefings 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.

CONDITIONS




The Development Application was approved subject to the conditions in the Council Assessment Report with minor edits to Draft Conditions 3 and 59, together with the amendment of draft Condition 24 requiring the landscape plan to provide for landscape screen buffers as outlined on pp.28-29 of Moir Landscape Architecture's *Hillston Solar Farm Glint & Glare Assessment* report dated 07/05/24.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the written submission made during public exhibition. The Panel notes that issues of concern included:

- Access road amenity and maintenance
- Access road drainage

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report. The Panel notes that in addressing these issues appropriate conditions have been imposed addressing the upgrade and maintenance of the access road surface quality.

PANEL MEMBERS	
 Gary Fielding (Chair)	 Natasha Harras
 Rick Warren	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-229 - CARRATHOOL - DA2024/040
2	PROPOSED DEVELOPMENT	5MW Solar Farm
3	STREET ADDRESS	10738 KIDMAN WAY HILLSTON 2675
4	APPLICANT/OWNER	Bonan Shan - RISEN ENERGY (AUSTRALIA) PTY LTD/ Donald & Noelene Robertson
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"> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> <i>State Environmental Planning Policy (Primary Production) 2021</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>Carrathool Local Environmental Plan 2012</i> Draft environmental planning instruments: Nil Development control plans: Nil 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: 12 November 2024 Written submissions during public exhibition: 1 Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing to discuss council's recommendation: 10/12/2024 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Natasha Harras and Rick Warren <u>Council assessment staff</u>: Jason Nicholson <u>Applicant representatives</u>: Sarah Hillis, Andy Liu and David Lin <u>Department Staff</u>: Lillian Charlesworth and Jade Buckman Briefing to discuss council's recommendation: 26/11/2024 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Natasha Harras, , Clare Brown and Rick Warren <u>Council assessment staff</u>: Jason Nicholson <u>Applicant representatives</u>: Christos Papadopolous, Sarah Hillis, Andy Liu
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report