

DATE OF DEFERRAL	15 April 2021
PANEL MEMBERS	Garry Fielding (Chair), Andrew Hutton, Clare Brown
APOLOGIES	Sandra Hutton
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 April 2021.

MATTER DEFERRED

PPSSWES-26 – Carrathool – DA2020/017 at Kidman Way Hillston for a solar farm (as described in Schedule 1)




REASONS FOR DEFERRAL

The panel agreed to defer the determination of the DA to enable the Draft Conditions of Consent to be appropriately refined. This refinement is to be undertaken collaboratively between officers of the Department of Planning, Infrastructure & Environment and the Council within the next two weeks.

The Panel is favourably disposed to the granting of consent to the proposed development but requires the consent conditions to be drafted appropriately and in the form of a Deferred Commencement Consent under s4.16(3) of the EP&A Act. The Panel is also supportive of the Cl.4.6 variation request. The deferred commencement consent conditions will require adoption of the proposed Voluntary Planning Agreement and the submission of a landscape plan proposing appropriate screen planting within the site.

When the refined conditions have been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Andrew Hutton
 Clare Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-26 – Carrathool – DA2020/017
2	PROPOSED DEVELOPMENT	<p>Construction of a Solar Farm in 2 x 5 MW in two stages and associated infrastructure</p> <p>Two Lot subdivision in an RU1 Zone to create:</p> <ul style="list-style-type: none"> • 1 x 12.73 Ha allotment; and • 1 x 55.14 ha allotment
3	STREET ADDRESS	Lot 103 DP 755189 Norwood Lane, Hillston
4	APPLICANT/OWNER	<p>Applicant: ITP (Development) Pty Ltd</p> <p>Landowners: David & Pamela Fisk</p>
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 (Koala Habitat Protection) 2019; ○ State Environmental Planning Policy No.55 – Remediation of Land; ○ State Environmental Planning Policy (Infrastructure) 2007; ○ State Environmental Planning Policy (Primary Production and Rural Development); ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ NSW State Plan 2021 ○ Murray Riverina Regional Plan 2036 ○ Carrathool Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: Nil • 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: 18 November 2020 • Council supplementary report: 31 March 201 • Clause 4.6 Request (40 hectare minimum lot size) • Council memo and revised conditions 13 April 2021 • Written submissions during public exhibition: 5 • Unique submissions received by way of objection: 5
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 7 December 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Andrew Hutton, Clare Brown ○ <u>Council assessment staff</u>: Warwick Giblin (consult), Lisa Schiff (consultant), Jason Nicholson • Final briefing to discuss council's recommendation: 15 April 2021

		<ul style="list-style-type: none">○ <u>Panel members</u>: Garry Fielding (Chair), Andrew Hutton, Clare Brown○ <u>Council assessment staff</u>: Lisa Schiff (consultant), Jason Nicholson, Rick Warren○ <u>Applicant</u>: Mishka Talent, Allen Grimwood, Albert Ngo
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report