

Record of Preliminary Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-274 – DA 761/2024(1) – 25 Lone Pine Avenue. Orange
APPLICANT OWNER	Jou Jong Robert and Judith Carney
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the SRD SEPP: Private infrastructure and community facilities over \$5 million
KEY SEPP/LEP	State Environmental Planning Policy (Primary Production) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Orange Local Environmental Plan 2011
CIV	\$7,677,087.71 (excluding GST)
BRIEFING DATE	18 March 2025

ATTENDEES

APPLICANT	Jou Jong, Allen Grimwood, Mishka Talent, Albert Ngo
PANEL MEMBERS	Donna Rygate, Graham Brown, Allan Renike, Melanie McDonell
APOLOGIES	Garry Fielding
COUNCIL OFFICER(S)	Ben Hicks, Paul Johnston, Chris Brown
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 3 January 2025

DAYS SINCE LODGEMENT: 74 days

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- 23 submissions received
- Landscaping will be up to 6m in height to screen views from heritage items
- The applicant indicated that CASSA will often not provide comment on solar farms
- Re soil erosion, there will be gravel under the panels, fixed panels and sloping site.
- Council concerns include:
 - visual impacts as part of site is highly elevated
 - impact on adjoining heritage items
 - loss of valuable agricultural land
- Panel issues include:
 - a landscaping plan is required and landscaping should obscure the security fence
 - further detail to be provided on construction noise impacts and amelioration measures for nearest receptors
 - visual impacts

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.