

Record of Preliminary Briefing Western Regional Planning Panel

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| PANEL REFERENCE, DA NUMBER & ADDRESS | PPSWES-298 – 10.2025.31.1 – 580 Swan Hill Road, Murray Downs |
| APPLICANT OWNER | James Golsworthy Murray Downs Processing Pty Ltd |
| 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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Wakool Local Environmental Plan 2013 |
| CIV | \$15,271,419.24 (excluding GST) |
| BRIEFING DATE | 8 April 2025 |

ATTENDEES

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| APPLICANT | James Golsworthy |
| PANEL MEMBERS | Garry Fielding, Graham Brown, Donna Rygate |
| COUNCIL OFFICER(S) | Vishal Chandra , Christopher O'Brien |
| CASE MANAGER | Lillian Charlesworth |
| PLANNING PANELS TEAM | Jade Buckman |

DA LODGED: 6 February 2025

DAYS SINCE LODGEMENT: 61 days

TENTATIVE PANEL DETERMINATION DATE: 13 May 2025

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:

- The reason for the proposal is to address inadequate electricity to supply the approved almond processing facility
- No submissions received during neighbour notification
- The proposal is ancillary to the main use
- TfNSW and RFS have no concerns
- Internal referrals are available
- RFI response re landscaping and stormwater expected to be provided to Council within 2 weeks
- Construction noise will be below that indicated on the existing approval, although the Panel has requested information on the nearest sensitive receptors
- Council is to take into account adequate access for construction traffic
- It should be confirmed whether the Aboriginal Assessment Report findings for the existing approved development are still applicable

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.