

DATE OF DEFERRAL	9 July 2026
DATE OF PANEL MEETING	9 July 2026
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate, Rebecca Scott
APOLOGIES	Heather Nicholls, John Newstead
DECLARATIONS OF INTEREST	None

Public meeting held by videoconference on 9 July 2026, opened at 10:30 am and closed at 11:31 am.

Papers circulated electronically on 25 June 2026.

MATTER DEFERRED

PPSWES-310 – Blayney – DA 2026/0061 at 180 Grehamstown Road, Blayney NSW 2799 – Development of two 4.99MW Electricity Generating Facilities (Solar Farm) and Battery Energy Storage System (BESS) (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered: the matters listed at item 6, the material listed at item 7, the material presented at the meeting and matters observed at a site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 11 August 2026. The matter was deferred to allow for the provision and assessment of the information indicated below.

The decision to defer the matter was Unanimous.

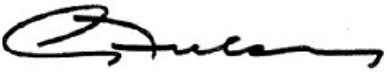
ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant is requested to provide comments on the late submissions provided by the elected Councillors and the Hon Andrew Gee MP, together with comments on the 44-page late submission provided by Trent Fardon. The Applicant is also requested to provide comments on the additional late submission provided by Mr Fardon at 2:05pm on 9 July to the Planning Panels Team, with all comments to be uploaded to the Planning Portal by 23 July 2026.
2. The Council shall provide a supplementary assessment report which is to be uploaded to the Planning Portal by 4 August 2026 that includes:
 - (a) An assessment of any new, relevant and significant issues raised in late submissions, taking into consideration the applicant's response to late submissions;
 - (b) Discussion of any appropriate changes to draft conditions in response to:
 - (i) late submissions (particularly comments on conditions within the elected Councillor's submission); and
 - (ii) the applicant's request for minor changes to conditions.
 - (c) Revised draft conditions (showing track changes) to reflect 2(b) above and to amend condition 21 to require that:
 - (i) all landscape screening is located outside the security fence with stock fencing located outside the landscaping;
 - (ii) landscaping within the setback area from the southern-most boundary of the site is to consist of a suitable mix of shrubs and trees;

- (iii) the landscaping screen is to be a minimum width of 15m from the southern boundary;
- (iv) trees are to reach a minimum mature height of 5m; and
- (v) tree planting is to occur between the two sets of solar arrays.
- (d) An assessment of whether a PHA is required under SEPP Resilience and Hazards.

3. When the supplementary assessment report is received the Panel will hold a Determination Briefing which is tentatively scheduled to be held on 11 August 2026.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Graham Brown
 Donna Rygate	 Rebecca Scott

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-310 – Blayney – DA 2026/0061
2	PROPOSED DEVELOPMENT	Development of two 4.99MW Electricity Generating Facilities (Solar Farm) and Battery Energy Storage System (BESS) (as described in Schedule 1).
3	STREET ADDRESS	180 Gregghamstown Road, Blayney NSW 2799
4	APPLICANT/OWNER	Applicant: Jou Jong / EDPR Australia Pty Ltd. Owner: Neil Oldham
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Primary Production) 2021 - Blayney Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - Blayney Development Control Plan 2025 - 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	- Council Assessment Report: 24 June 2026 - Draft Conditions of Development Consent: 24 June 2026 - Submission from Elected Council: 1 July 2026 - Written submissions during public exhibition: 36 - Written submissions after the public exhibition: 3 - Verbal submissions at the public meeting: - The Hon. Andrew Gee, Cr Bruce Reynolds, Chevaun Fenton (on behalf of Trent Fardon & Megan Fardon) - Council assessment officer – Amanda Rasmussen, Andrew Muir, Mark Dicker, Evatt Bourne - On behalf of the applicant – Allen Grimwood, Mishka Talent, Albert Ngo, Jorge Van Den Brande, Jou Jong
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Site inspection: 11 March 2026 <u>Panel members</u>: Donna Rygate <u>Council assessment staff</u>: Amanda Rasmussen, Andrew Muir, Joshua Medbury - Public Determination Meeting to discuss Council’s final recommendation and to defer: 9 July 2026 <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Ryate, Rebecca Scott <u>Council assessment staff</u>: Amanda Rasmussen, Andrew Muir, Mark Dicker, Evatt Bourne

		○ <u>Applicant representatives:</u> Allen Grimwood, Mishka Talent, Albert Ngo, Jorge Van Den Brande, Jou Jong ○ <u>Department staff:</u> Lillian Charlesworth, Anaise Nagy, Nicole McNamara
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded to the NSW Planning Portal by Council on 24 June 2026