

ADDENDUM REPORT TO DA 2025/0061

This addendum has been prepared to accompany the Final Planning Assessment report in order to address and provide a response to the late submissions provided to the Western Regional Planning Panel from:

- Blayney Shire Councils Elected Council
- The Hon. Mr Andrew Gee
- Several submissions from the Blayney Community, Megan and Trent Fardon

In relation to the Council submission, it should be noted that the original assessment report and the addendum report were prepared by a Council officer and that Council officers have obligations under the Council's Code of Conduct to "give effect to the lawful decisions, policies and procedures of the council, whether or not the staff member agrees with or approves of them." This is also balanced with a Council officers' professional assessment which cannot be influenced by the elected Council.

This is more easily dealt with when an application is determined by the elected Council. Referring the elected council's submission back to Council officers for further assessment places them in a difficult situation. Any response below in relation to the elected Councils submission largely relies on the Applicants response dated 21 July 2026 unless any additional comment is warranted.

Submission from Elected Council

The following matters were raised by the elected Council in their submission to the Western Regional Planning Panel:

- I. That the development application avoids the State Significant Development approval pathway scrutiny by project splitting and should be considered under these rules considering its size;

Response:

See section 3.1 of the Applicants response dated 21 July 2026.

- II. Not providing costing details of the project to avoid State Significant Development approval pathway;

Response:

See section 3.1 of the Applicants response dated 21 July 2026.

- III. Insufficient information in the application about the batteries, size and ongoing risk;

Response:

See section 3.1 of the Applicants response dated 21 July 2026.

- IV. The unacceptable visual impact on the Blayney township and surrounds;

Response:

See section 3.1 of the Applicants response dated 21 July 2026.

Further comment - The planning assessment addresses potential impacts and provides in Attachment A draft conditions aimed at mitigating impacts and providing reasonable amenity for both the site and surrounding locality.

- V. The unacceptable impacts on the neighbouring residents;

Response:

See section 3.1 of the Applicants response dated 21 July 2026.

Further note - The planning assessment addresses potential impacts and provides in Attachment A draft conditions aimed at mitigating impacts and providing reasonable amenity for both the site and surrounding locality.

- VI. The development is inconsistent with the RU2 Rural Landscape Zone objectives;

Response:

See section 3.1 of the Applicants response dated 21 July 2026.

Further note – in the Applicants response they have referred to the proposal as a form of primary industry. It should be noted that the assessment of the application does not define or characterise the proposal as a primary industry.

Whilst not expressly permitted by the Blayney Local Environmental Plan land use table, it is permitted with consent under the provisions of the State Environmental Planning Policy (Transport and Infrastructure) 2021 Clause 2.36(1)(b).

It is always difficult where the State imposes permissibility on an otherwise prohibited development which may or may not be consistent with the zone objectives. However, the proposal is permissible with consent which carries more weight than the requirement to ‘have regard to’ the zone objectives.

- VII. The development is against the community interest when considering potential future expansion of the Blayney Township and/or potential further deposits of valuable natural resource deposits; and

Response:

See section 3.1 of the Applicants response dated 21 July 2026.

Further note - The Blayney Settlement Strategy 2020 does not identify land within this locality to be investigated for expansion of the towns residential area (this is predominantly identified in south Blayney).

The North Blayney Industrial Lands Strategy (2016) does identify adjoining land as potential investigation areas for industrial land. See below figure.

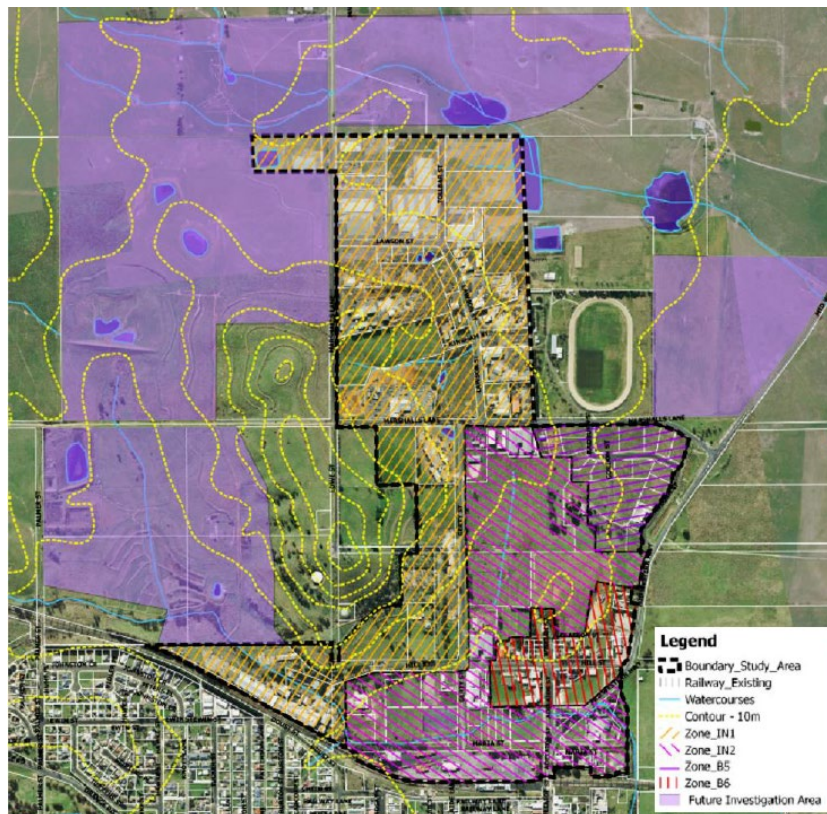


Figure 1: Existing zone boundaries and Potential Investigation Areas

The Subregional Rural and Industrial Lands Strategy 2019 to 2036 is currently in Draft and has not been formally adopted to date. It does however identify land flagged for future investigation as a logical extension of the existing industrial area. SA F is located north of the industrial land on Marshalls Lane (refer to Figure 2). The strategy does not include land in or near the development site.

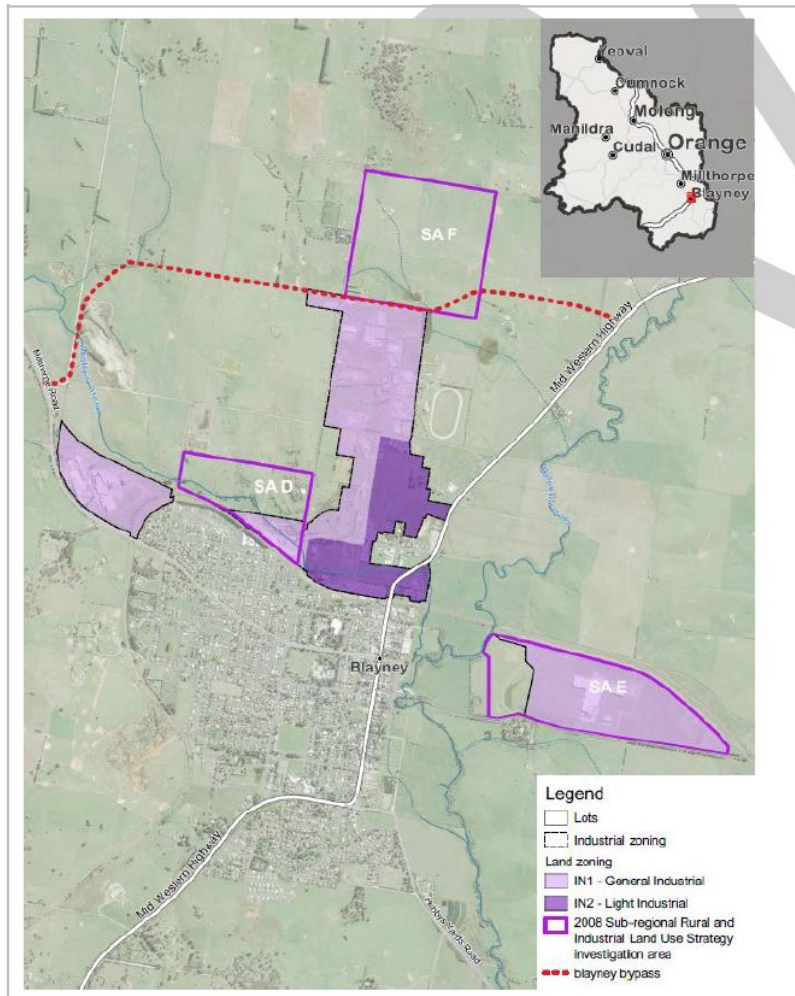


Figure 2: 2208 Subregional Rural and Industrial Land Use Strategy Investigation Area

The subject land is not specifically identified for any alternate zoning.

- VIII. There will be likely a battery modification application at a later date for more batteries, expanding the project further and bypassing the State Significant Development approval pathway.

Response:

See section 3.1 of the Applicants response dated 21 July 2026.

The elected Council have also provided a series of proposed conditions for consideration. The Applicant has provided a response to each of the proposed conditions by the elected Council for either changing or adding to existing conditions. This addendum response will not individually address each condition. Should the panel think any conditions should be included then these can be incorporated with any final consent. Draft conditions in Attachment A have been provided for the Panels consideration.

Late Submission from The Honourable Andrew Gee MP

The following matters were raised in the late submission provided to the Western Regional Planning Panel prior to the Public Meeting. These matters substantially replicate those raised in the elected Council submission. They are addressed in Section 5 of the Applicants response letter dated 21 July 2026.

i. That the development application avoids the State Significant Development approval pathway scrutiny by project splitting and should be considered under these rules, considering its size,

Response - See section 5 of the Applicants response dated 21 July 2026.

ii. Not providing costing details of the project to avoid the State Significant Development approval pathway,

Response: - See section 5 of the Applicants response dated 21 July 2026.

iii. Insufficient information in the application about the batteries, size and ongoing risk,

Response: - See section 5 of the Applicants response dated 21 July 2026.

iv. The unacceptable visual impact on the Blayney township and surrounds,

Response: - See section 5 of the Applicants response dated 21 July 2026.

v. The unacceptable impact on the neighbouring residents,

Response: - See section 5 of the Applicants response dated 21 July 2026.

vi. The development is inconsistent with the RU2 Rural Landscape Zone objectives,

Response: - See section 5 of the Applicants response dated 21 July 2026.

viii. There will be likely a battery modification application at a later date for more batteries, expanding the project further and bypassing the State Significant Development.

Response: - See section 5 of the Applicants response dated 21 July 2026.

ix. The project is on productive agricultural land which should not be utilised in this way.

Response: - See section 5 of the Applicants response dated 21 July 2026.

Late Submission provided to Council from the Western Regional Planning Panel on Thursday 9 July 2026 (post the Panel Meeting) regarding consultation with State Government and other Agencies, the absence of technical assessments, the absence

of AS2885 Safety Management Study, assessment under Section 4.15 and a request to the Panel.

Consultation with agencies

The application required consultation with two (2) agencies only;

- Essential Energy (Section 2.48 – State Environmental Planning Policy (Transport and Infrastructure) 2021, Development near electrical infrastructure)
- Australian Gas Pipeline (Section 2.77 – State Environmental Planning Policy (Transport and Infrastructure) 2021, Development adjacent to pipeline corridors)

The consultations and responses were provided as a part of the planning assessment report provided to the Panel.

The development is not integrated development and therefore there is no requirement under the EPA Act to refer the development to any of the following agencies:

- Fire and Rescue NSW
- NSW Rural Fire Service
- Environmental Protection Authority
- Transport for NSW
- NSW Department of Primary Industries and Regional Development
- NSW Office of Water

Absence of technical assessments

The subject development is regionally significant development and therefore there are no specific guidelines for required technical assessments.

The Large Scale Solar Energy Guideline and the Solar Energy Visual Technical Supplement applies to State significant solar projects providing advice on a range of assessment matters including landscape and visual impacts, agricultural land use, decommissioning and glint and glare. For regional scale developments, Councils and developers are encouraged to consider both the principles and objectives of these documents. The guideline details that any assessment and level of detail in any statement of environmental effects should be proportionate to the scale of the development and their likely impacts. The Proponent has included as a part of their submission documentation reference to the guidelines and the relevance to the development.

Furthermore, Council officers engaged with the Proponent for Pre-DA advice in February 2023 and December 2024 identifying a range of matters to be included in their application and to be supported by technical studies where necessary.

The Proponent submitted with their application a range of supporting studies which included:

- Biodiversity Inspection Report
- Traffic Impact Statement
- Noise Assessment
- Glint and Glare Study

- Water Assessment
- Fire and Hazard Assessment
- Waste and Decommissioning Assessment

The documentation provided is considered to be satisfactory for the scale of development proposed in the absence of any required referrals/concurrences to state government agencies.

No assessment of AS2885 Safety Management Study (SMS)

The proposed development was referred to the Australian Gas Pipeline as required by Section 2.77 – State Environmental Planning Policy (Transport and Infrastructure) 2021 – Development adjacent to pipeline corridors.

No objections were provided and no requests for additional information or additional studies were required. The agency requirements were provided as a draft condition of consent. Refer to Condition 25 – APA Group Conditions of Approval in Attachment A.

AS2885 is the Australian standard for design, construction, maintenance and operations of pipeline systems carrying fluid at high pressure. The proposed development does not include any works, vegetation or structures within the gas transmission pipeline easement.

The submission questions whether a Safety Management Study (SMS) was supplied or considered.

AS 2885 gives responsibility for decisions under it to the pipeline Licensee. During the referral process the Application was referred to the APGA and their requirements have been provided and included as a draft condition. No further assessment is required.

Clarification under 4.15

Section 4.15 of the EP&A Act sets out the matters a consent authority must consider when determining a DA, where relevant. These include:

- Planning instruments and agreements such as EPIs, DCPs, planning agreements (including drafts), relevant regulations, and any proposed instruments notified to the consent authority
- Significant likely impacts of the development such as environmental, social, and economic impacts in the locality
- Suitability of the site addressing whether the site can accommodate the development safely and appropriately
- Public submissions addressing issues raised by the community
- Public Interest addressing broader considerations that affect the community and statutory objectives

The above matters are considered to have been adequately addressed in the planning assessment report. In particular, the submissions claims of the absence of consultation with agencies and the absence of technical assessment is inaccurate and perhaps the result of misunderstanding Planning law and process. The assessment has adequately addressed the requirements of Section 4.15 of the NSW Environmental Planning and Assessment Act and there is sufficient information provided to allow the Panel to make

a determination. Conditions of consent may be imposed under section 4.17 to manage likely impacts.

Request to the Panel

The late submission requests that the Panel:

- Seek clarification from Blayney Shire Council regarding whether the above mentioned information and agency advice was obtained or considered, and
- Defer or reject the application if key information is confirmed to be absent

Response

The appropriate planning pathway and referrals have been undertaken. Consultation and further requirements with the relevant agencies have been provided in the assessment report and included as draft conditions of consent.

It will be the Panels decision for determination of the development in accordance with the NSW Environmental Planning and Assessment Act, 1979 (as amended). The assessment concludes that there adequate information presented to the Panel for a determination.

Late submission provided to Council from the Panel on Tuesday 14 July 2026 regarding Notification and Capital Investment Value for the development

Questions posed in the most recently received late submission were:

Notifications

1. how the notification radius was calculated,
2. from which point, and
3. whether the full southern boundary of the development footprint was included when identifying affected landowners i.e. were residents south of the purple line in our supplied visual notified?

Response:

Under Council's Community Participation Plan (CPP) the development was determined to be both notified and advertised development. The CPP provides that for such Development Applications written notification may be provided to:

1. The owner(s) of land immediately adjoining to the side and rear boundaries of the subject site;
2. The owner(s) of land adjacent to the subject land, including land that is separated from the subject site by a road, pathway, driveway, waterway and railway or similar thoroughfare;
3. The owner(s) of any other land which may, in the opinion of Council or its delegated officers, be affected by the proposed development, having regard to any relevant matter for consideration under Section 4.15 of the EP&A Act

Notifications were then determined through site inspection of the surrounding area, seeking to understand the potential to view the proposed development site and using

the Visual Assessment as a guide. This was to gauge which properties (particularly residential properties) were likely to be able to see any parts of the development. The notification then went wider than this with 366 property owners notified. This included property owners to the south such as properties in Binstead Street, Burton Street, Carcoar Street, Doust Street, Evans Crescent, Ewin Street, Hawke Street, Hill Street, Hunt Place, Johnston Crescent, Lawson Street, Marshalls Lane, Mid-Western Highway, Jarman Crescent, Norton Close, Orange Road, Osman Street, Palmer Street, Peters Place, Plumb Street, Radburn Street, Railway Lane, Raphael Street, Rosebery Place, Smith Street, Stirling Place, Sturt Street, Tollbar Street, Torrens Street and Tucker Street. Additionally, the matter was advertised in the Village Voice and Council's website.

Capital Investment Value

The late submission claims *Under **Clause 4 and Schedule 1 of the Environmental Planning and Assessment Regulation 2021**, and **Schedule 2 of State Environmental Planning Policy (Planning Systems) 2021**, a development becomes **State Significant Development (SSD)** when:*

- *its CIV exceeds \$30 million, or*
- *its CIV exceeds \$10 million and it is located on environmentally sensitive land of State significance.*

Response:

References to the Regulation and the SEPP are erroneous. Clause 4 of the Regulation deals with the Building Code of Australia and Schedule 1 defines various public authorities. Schedule 2 of the Planning Systems SEPP deals with State Significant Development on certain identified sites, eg Sydney Opera House.

However, Clause 20 of Schedule 1 of the SEPP does provide that:

Development for the purpose of electricity generating works or heat or their co-generation (using any energy source, including gas, coal, biofuel, distillate, waste, hydro, wave, solar or wind power) that—

- (a) has an estimated development cost of more than \$30 million, or*
- (b) has an estimated development cost of more than \$10 million and is located in an environmentally sensitive area of State significance.*

The late submission then makes a number of claims relating to an “Industry Standard Cost Comparison” for BESS systems and associated components. There is no evidence provided or a source of this claimed industry standard. The inferred allegation is that the cost of the development has been understated in order not to be declared State Significant Development. The submission asks 3 questions (with answers provided in **italicised** brackets below):

- verify the declared CIV, **(An itemised cost of development report was provided with the application indicating a total estimated cost of \$16,304,327.86 Ex GST)**

- confirm whether an independent quantity surveyor assessment is required under **EP&A Regulation 2021, Schedule 2**, and **(No. In fact EP&A Regulation 2021, Schedule 2 deals with the entirely unrelated matter of Planning Certificates)**
- determine whether the project should have been classified as **State Significant Development** under the SSD thresholds. **(No. There is no evidence to suggest the development would constitute State Significant Development)**

Late Submission – Community Response (No name Provided)

This submission was provided to Council on 8th July 2026, prior to the Public Meeting being held by the Western Regional Planning Panel.

Section 1 Summary:

AS 2885 Safety Management Study (SMS)

Response:

The submission notes the ‘failure’ to provide a Safety Management Study (SMS) under AS2885.

AS2885 is the Australian standard for design, construction, maintenance and operations of pipeline systems carrying fluid at high pressure. The proposed development does not include any works, vegetation or structures within the gas transmission pipeline easement.

AS 2885 gives responsibility for decisions under it to the pipeline Licensee. During the referral process the Application was referred to the APGA and their requirements have been provided and included as a draft condition. The response from APA clearly indicates their proper understanding of AS2885. No further assessment is required by either Council or the Panel.

FRNSW BESS Safety Position 2023 Compliance

Response:

A search of the Fire and Rescue Position Statements has failed to locate this 2023 position Statement. There is a Position Statement in 2024 on open yard storage of battery energy systems but this only relates to temporary storage.

As discussed elsewhere in the both the assessment and this addendum, management and mitigation strategies addressing risks for the BESS were recommended and will be incorporated in the Construction Management Plan referred in draft Condition 17 of Attachment A.

Planning for Bushfire Protection 2019 and bushfire risk has been addressed in the assessment report and by the Applicant in their submission. Requirements for APZs, access and water supply for fire fighting have been conditioned. Equally, the requirement for a Bushfire Emergency Management and Operational Plan for the life of the development has also been conditioned.

Furthermore, the BESS units include reliable, automated monitoring and control systems, with alarm and shutdown response capability, and automatic fire suppression systems within the containerised units.

Hydraulic and Flood Impact Modelling

Response:

The land is not mapped as Flood Prone Land and therefore the NSW Floodplain Development Manual does not apply.

Structural and geotechnical investigations

Response:

Structural and geotechnical assessment are commonly required as a part of the Construction Certificate (CC) process and not at DA stage.

AS1170 is the standard for Structural Design Actions that defines the structural design actions and physical loads buildings and structures must safely withstand.

AS 2169 piling design and installation if required would be provided at the CC stage.

EPA Firewater and hazardous waste controls

Response:

Council is unable able to locate any guidelines or requirements by the NSW EPA relating to firewater.

The planning assessment report addresses hazardous waste and hazardous development as prescribed by the State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 3: Hazardous and offensive development. The SEPP sets out the screening and risk assessment framework. The SEPP screening process does not prescribe thresholds for Dangerous Goods (ADG) Code Class 9 materials (Miscellaneous Hazardous Substances) which includes lithium batteries proposed for the site. As a result, a Preliminary Hazard Analysis (PHA) is not automatically triggered on the basis of screening thresholds.

Fire risk is identified as a potential risk with the addition of BESS to the development. Management and mitigation strategies were recommended and is addressed in the planning assessment report and required to be incorporated in the Construction Management Plan referred in draft Condition 17 in Attachment A.

Agricultural land impact assessment

Response:

The provisions of State Environmental Planning Policy (Primary Production) do not apply to this development. In particular the proposal is not for:

- farm dams or other low risk water bodies
- livestock industry
- sustainable aquaculture
- aquaculture
- intensive livestock agriculture
- no subdivision for the creation of lots allowing new dwellings

The subject land is not mapped or identified as strategic agricultural land. The area of land to be used for the development equates to 0.02% of total land used for agricultural purposes within the LGA. Combined with the nearby approved solar farm the cumulative impact is calculated at 0.03% of total land used for agricultural purposes within the Blayney LGA.

Emergency access and vehicle movement modelling

Response:

AS2890 are the guidelines that governs geometric design and layout of off-street parking and loading facilities for both Australia and New Zealand. Specific design for vehicle access is required as a part a s138 approval which has been included in the draft conditions of consent. Sweep paths and design guidelines for heavy vehicles are more rigorous than for emergency service vehicles. Discussions with Councils Infrastructure Services Engineer is satisfied the requirements for the design and construction for site access to the development site will not inhibit emergency vehicles, but will provide safe and reliable vehicle access should they need to access the development site.

Verified GPS coordinates for all modelling

Response:

Regional scale development does not require GPS coordinates for affected observation points for visual impact assessment as required by SSD and the requirements by the Large Scale Solar Energy Guidelines and Technical Supplement – Landscape and Visual Impact Assessment.

Section 2 – Legislative & Standards Framework

Section 4.15 – Mandatory Considerations

Response:

Council in its planning assessment has adequately addressed the requirements of Section 4.15 of the NSW Environmental Planning and Assessment Act, 1979 (as amended) with sufficient information provided to allow the Panel to make a determination.

AS2885 – Pipelines in Australia

Response:

The proposed development was referred to the Australian Gas Pipeline as required by Section 2.77 – State Environmental Planning Policy (Transport and Infrastructure) 2021 – Development adjacent to pipeline corridors.

AS 2885 gives responsibility for decisions under it to the pipeline Licensee. No objections were provided and no requests for additional information or additional studies were required as a part of the referral process. The agencies requirements were provided as a draft condition of consent. Refer to Condition 25 – APA Group Conditions of Approval in Attachment A.

No further assessment is required.

FRNSW BESS Safety Position (2023)

Response:

As above.

EPA Firewater and Hazardous Waste Requirements

Response:

As above

NSW Floodplain Development Manual (2005)

Response:

The subject land is not mapped as flood prone land and therefore the NSW Floodplain Development Manual does not apply.

SEPP (Primary Production) 2021

Response:

The provisions of the SEPP are not applicable to the development. In particular the proposal is not for:

- farm dams or other low risk water bodies
- livestock industry
- sustainable aquaculture
- aquaculture
- intensive livestock agriculture
- no subdivision for the creation of lots allowing new dwellings

Further, the subject land is not mapped or identified as state significant agricultural land.

Austrroads and AS 2890 – Vehicle Access and Emergency Movement

Response:

Austrroads provides best practise and guidelines to inform the design, construction, maintenance and operation of the road network in both Australia and New Zealand. The Austrroads guides include:

- Guide to Asset Management
- Guide to Bridge Technology
- Guide to Pavement Technology
- Guide to Project Delivery
- Guide to Road Design
- Guide to Road Safety
- Guide to Traffic Management
- Guide to Temporary Traffic Management
- Austrroads Design Vehicles and Turn Path Template

AS2890 are the guidelines that governs geometric design and layout of off-street parking and loading facilities for both Australia and New Zealand. Specific design for vehicle access is required as a part of a s138 approval which has been included in the draft conditions of consent. Sweep paths and design guidelines for heavy vehicles are more rigorous than for emergency service vehicles. Discussions with Councils Infrastructure Services Engineer is satisfied the requirements for the design and construction for site access to the development site will not inhibit emergency vehicles, but will provide safe and reliable vehicle access should they need to access the site.

NSW Solar Guidelines (2022)

Response:

The NSW Large Scale Solar Energy Guidelines are used for developments that are declared as a state significant development (SSD). The proposed development is regionally significant development and therefore the guidelines are encouraged to consider both the principles and objectives by applicants, councils and planning panels however is not a mandatory requirement.

There are no specific guidelines to be used for local and regionally significant development that have been published by the NSW Government.

AS 1170 & AS 2159 – Structural and Geotechnical Requirements

Response:

Geotechnical assessments to inform slab and pier design are requirements for the CC stage of the development.

AS1170 is the joint Australian and New Zealand standard for Structural Design Actions that defines the structural design actions and physical loads buildings and structures must safely withstand. It covers general design principles, permanent and imposed loads, wind actions, snow and ice actions and earthquake loads.

AS2159 is the mandatory Australian standard governing the design, construction, and testing of piled footings for civil and building structures on land and inshore locations. It establishes risk based assessment frameworks, structural integrity parameters, durability rules, and quality assurance protocols to ensure foundation safety and longevity.

There is no mandatory requirement for engineering design to be provided at the DA stage.

Section 3 – Mandatory Missing Assessments

The Environmental Planning and Assessment Regulation 2021 (**Regulation**) requires certain applications for development to be in an approved form. The approved form is defined in Schedule 7 of that Regulation as a form approved by the Planning Secretary and published on the NSW Planning Portal.

The development application contains appropriate documentation and is consistent with the Pre-DA planning advice that was provided in February 2023 and December 2024.

The application is not designated development, is not state significant development and is not integrated development where many mandatory technical studies may be required as a part of an application.

The mandatory missing information suggested in the submission including AS2885 Safety Management Study, FRNSW BESS Safety Position Compliance, Firewater Containment and Hazardous Waste Controls, Hydraulic and Flood Impact Assessment, Structural and Geotechnical Assessment (for AS 1170 and AS2159), Agricultural land impact assessment against the SEPP (Primary Production) 2021, Hazardous Materials and Dangerous Goods Assessment, Emergency Vehicle Access modelling, Fire separation zones and APZ zones. Council does not consider any of the above mentioned assessments to be mandatory requirements under the EP&A Act 1979 or the EP&A Regulation 2021 for the proposed development.

Section 4 – Evidence Gaps & Invalid Modelling

Once again it is reiterated that the submitted documentation and studies provide accurate and sufficient information for the scale of the development.

Regional scale development does not require GPS for affected observation points for visual impact assessment as required by SSD and the requirements by the Large Scale Solar Energy Guidelines and Technical Supplement – Landscape and Visual Impact Assessment.

Section 5 – Condition by Condition Review

A full analysis of the proposed draft conditions is not considered to be necessary or required by this late submission. A set of draft conditions has been included with the planning assessment for the Panels consideration, known as Attachment A. The Panel in its determination of the application may consider amending the draft conditions or require additional conditions.

Section 6 – Relevant Precedent

The submission references a number of legal cases and makes claims as to the substantive legal propositions drawn from each case. These include:

- Hanna v Sydney City Council [2003] NSWLEC 18
- Kindimindi Investments Pty Ltd V Lane Cove Council [2006] NSW LEC 123
- BGP Properties Pty Ltd V Lake Macquarie City Council [2004] NSWLEC 399
- Botany Bay City Council v Botany Developments Pty Ltd [2015] NSWLEC 7
- Scenic Tours Pty Ltd v Sydney City Council [2007] NSWLEC 201
- Taralga Landscape Guardians v Minister for Planning [2007] NSWLEC 59
- Wollongong City Council v Veller [2011] NSWLEC 210

Reference to these cases and claimed judicial findings has not been supported by a legal professional.

Council staff have carried out some research to ascertain the accuracy of the claims made in the submission. This research concluded that some of the cases quoted

cannot be located whilst others had incorrect citations and/or questionable conclusions drawn. Other cases appear to be genuine cases, though the claimed findings from those cases could have been overstated or could be disputed.

Section 7 – Determination required under Law

In NSW, a development application is assessed and determined under Part 4 of the Environmental Planning and Assessment Act, 1979 (as amended).

Section 4.16 empowers the consent authority, in this case the Western Regional Planning Panel, to approve the DA (unconditionally or with conditions), grant a deferred commencement consent or refuse the application.

The submission provides reasoning the application should be refused, not determined or withdrawn and re-exhibited. Based on the information provided by the Submission maker, this assessment does not agree with the reasoning for refusal or determination. The assessment concludes that adequate documentation has been submitted with the application for the scale of the development and an adequate assessment has been provided to allow the Panel to make a determination.

Late Submission received from the Western Regional Planning Panel on 29 July 2026 from Trent and Megan Fardon and Blayney Community responding to the Applicants uploaded response.

Response:

This submission dated 28th July and received from the Panel on 29th July 2026 raises the same matters that have previously been raised in other late submissions to the Panel and through the DA process. No further response is necessary.

Conclusion

Aa a result of the additional information only one condition requires amending. Condition 21 regarding landscaping is proposed to be amended to strengthen landscaping along the southern boundary. Condition 16 relating to contributions is also altered slightly if there is an increase in costs prior to lodgement of Construction Certificate.