



DATE OF DETERMINATION	19 August 2026
DATE OF PANEL DECISION	18 August 2026
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate, Rebecca Scott
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 5 August 2026.

MATTER DETERMINED

PPSWES-310 – Blayney – DA 2025/0061 at 180 Greghamstown 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).

PANEL CONSIDERATION AND DECISION

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

Development Application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel considered the application on 9 July 2026, and the unanimous decision of the Panel was to defer the application. On 11 August 2026 the Panel considered Council's Addendum Assessment Report addressing the response from the Applicant, dated 21 July 2026 to the matters identified in the Record of Deferral. The Panel was satisfied that the Applicant's response satisfactorily addressed those matters identified in the deferral and determined to approve the application for the reasons outlined in the Council Assessment Report uploaded to the NSW Planning Portal by Council on 24 June 2026.

CONDITIONS

The Development Application was approved subject to the revised conditions uploaded to the NSW Planning Portal by Council on 12 August 2026.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Adequacy of supporting documents
- Traffic and access safety
- Noise impacts
- Visual impact
- Fire and hazard risk including BESS and pipeline
- Use of RSD pathway
- Consultation
- Use of agricultural land

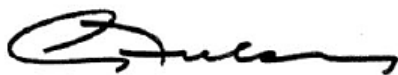
- Cumulative impacts
- Blayney sub-station capacity
- Landscape buffer
- Fencing
- Dust
- Decommissioning
- Grazing under panels

The Panel during its determination briefing on 12 August was verbally briefed by Council staff on the information provided in the Addendum Council Assessment Report uploaded to the Portal on 4 August 2026 and also the matters raised in further submissions provided after the preparation of the Addendum Council Assessment Report. The conditions were strengthened particularly in relation to landscaping, and Marshalls Lane. The Panel considers that concerns raised by the community have been adequately addressed.

CORRECTION

This DSOR was originally uploaded and published to the Portal on 19 August 2026. Due to the following error, the DSOR was corrected and republished on 20 August 2026:

- the DA number was corrected

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-310 – Blayney – DA 2025/0061
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 • Addendum Council Assessment Report: 4 August 2026 • Draft Conditions of Development Consent: 24 June 2026 • Written submission from the Applicant dated 21 July 2026 • Revised Draft Conditions of Development Consent: 4 August 2026 • Further Revised Draft Conditions of Development Consent: 12 August 2026 • Submission from Elected Council: 1 July 2026 • Written submissions during public exhibition: 36 • Written submissions after the public exhibition: 4 • Written submissions after the public meeting: 6 • Verbal submissions at the public meeting: ○ The Hon. Andrew Gee, Cr Bruce Reynolds, Chevaun Fenton (on behalf of Trent Fardon & Megan Fardon) ○ Council representatives – 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 representatives</u>: Amanda Rasmussen, Andrew Muir, Joshua Medbury • Public Determination Meeting to discuss Council's recommendation and to defer: 9 July 2026

		○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Ryate, Rebecca Scott ○ <u>Council representatives</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 ● Determination Briefing: 11 August 2026 ○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Ryate, Rebecca Scott ○ <u>Council representatives</u>: Amanda Rasmussen, Andrew Muir, Mark Dicker ○ <u>Applicant representatives</u>: Allen Grimwood, Jou Jong, Mishka Talent, Albert Ngo, Emily Yuan, Isabella Barker ○ <u>Department staff</u>: Lillian Charlesworth, Anaise Nagy
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Uploaded to the NSW Planning Portal by Council on 4 August 2026 and then further revised by Council (changes made to condition no's 14 and 21) with the final draft conditions uploaded on 12 August 2026.