

DATE OF DEFERRAL	14 June 2026
DATE OF PANEL BRIEFING	9 June 2026
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate, George Weston, Tracey Morris
APOLOGIES	None
DECLARATIONS OF INTEREST	The Chair decided that the Council's nominated panel members are not conflicted by a recent Council policy resolution that opposes the development of solar farms on land with potential for irrigation and identified as State Significant Agricultural Land under draft DPI SSAL mapping, given the policy is not specific to this site and is not captured by the Panel's Code of Conduct.

Papers circulated electronically on 3 June 2026.

MATTER DEFERRED

PPSWES-353 - Leeton - DA 134/2025 at 125 Briggs Road, Stanbridge 2705 - 5 MW electricity generating works facility (Solar Farm), 10 MW 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 and the material presented at the briefing listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 30 June. The matter was deferred to allow for a site inspection by the Panel and the provision and consideration of the required information listed below.

The decision to defer the matter was unanimous.

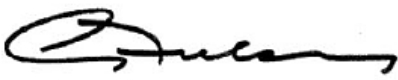
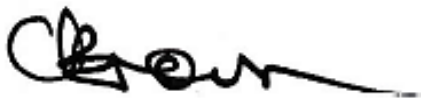
ACTIONS

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

1. The Panel is to undertake a site inspection.
2. The Applicant shall provide advice on the area of the site as a percentage of class 3 agricultural land within the LGA and upload all documentation to the Planning Portal by 16 June.
3. Council is to provide updated draft conditions of consent utilising track changes, with regard to;
 - fire hazard and the need for onsite water storage,
 - noise and the need for movable acoustic barriers to achieve acceptable noise impacts on nearby residential receivers, and
 - landscaping that increases the landscape width from 3m to 5m.

by 23 June 2026.

4. The Planning Panels Team is to provide advice on the status of the draft DPI SSAL mapping with regard to SEPP Primary Production 2021.
5. The Panel will then determine the application by way of electronic determination.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Graham Brown
 Donna Rygate	 George Weston
 Tracey Morris	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-353 – Leeton – DA 134/2025
2	PROPOSED DEVELOPMENT	5 MW electricity generating works facility (Solar Farm) and 10MWh battery energy storage system (BESS)
3	STREET ADDRESS	125 Briggs Road, Stanbridge NSW 2705
4	APPLICANT/OWNER	Applicant: David Hunter / Habitat Planning Pty Ltd. Owner: Craig Bartram, Karen Bartram
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Primary Production) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - Leeton Local Environmental Plan 2014 - Draft environmental planning instruments: Nil - Development control plans: - Leeton Development Control Plan 2022 - 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: 3 June 2026 - Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing to discuss Council's final recommendation and to defer: 9 June 2026 <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate, George Weston, Tracey Morris <u>Council assessment staff</u>: Ali Mehdi <u>Applicant representatives</u>: David Hunter, Kathleen Bolger, Jack Evans, Brendan Murphy, Mark Daly <u>Department staff</u>: Lillian Charlesworth, Anaise Nagy
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded by Council to the NSW Planning Portal on 3 June 2026