

Record of Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-376 – Bogan – DA 10/2025/023/001 – 232 Mitchell Highway, Nyngan NSW 2825
APPLICANT OWNER	Applicant: Angus Witherby / Wakefield Planning Owner(s): Kenneth Wright
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Private infrastructure and community facilities over \$5 million
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Bogan Local Environmental Plan 2011 Bogan Development Control Plan 2012
CIV	\$10,186,395.00 (excl. GST)
BRIEFING DATE	15 September 2026

ATTENDEES

PANEL MEMBERS	Garry Fielding (Chair), Donna Rygate
COUNCIL OFFICER(S)	Jackson Williams-Hedges
PLANNING PANELS SECRETARIAT	Lillian Charlesworth, Anaise Nagy

DA LODGED: 16 December 2025

DAYS SINCE LODGEMENT: 273

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel discussed the proposed development with Council during the briefing held 15 September 2026 and notes the following key issues:

- The Site Plan is deficient in many respects and requires amendment. In this respect the Panel notes the following:
 - the 10m dimension in the southwestern corner of the array is confusing.

- the absence of onsite landscape screening, requiring appropriate solar array repositioning to accommodate landscaping to soften the visual impact of the proposal within its rural setting.
- Cross section drawings to scale should be provided for each of the 4 sides of the proposed solar farm showing the security fencing, landscaping and stock proof fencing.
- A 5 metre wide landscape screen should be provided around the complete perimeter of the proposed solar array, with the landscaping occurring on the outside of the proposed security fencing and protected by stock proof fencing. Landscape planting details and details of ongoing management of the landscaping for the life of the solar farm should be provided.
- Site dimensions cited at p.4 of the SEE are confusing and should be addressed.
- Acoustic and vibration details should be provided to address impacts on nearby sensitive receivers during the construction and operational phases, together with measures to address any adverse impacts.
- CASA's comments regarding the solar farm's possible impacts on the Nyngan airfield should be sought by the Council. .

Notes:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.

The application is anticipated to be determined by the Panel on 10 November 2026.