

Record of Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-441 – Lachlan – DA2026/9 – 13 Willis Lane, Condobolin NSW 2877
APPLICANT OWNER	Applicant: Angus Witherby Owner(s): Leslie Perry
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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Lachlan Local Environmental Plan 2013
CIV	\$10,476,481.00 (excl. GST)
BRIEFING DATE	8 September 2026

ATTENDEES

PANEL MEMBERS	Garry Fielding (Chair), Donna Rygate, Susan Budd
APOLOGIES	Peter Harris
COUNCIL OFFICER(S)	Lorena Blacklock
PLANNING PANELS SECRETARIAT	Lillian Charlesworth, Anaise Nagy

DA LODGED: 28 May 2026

DAYS SINCE LODGEMENT: 103

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel discussed the proposed development with Council during the briefing held 8 September 2026 and notes the following key issues:

- The amended Site Plan (Rev. E of 17 August 2026) is deficient in many respects and requires amendment. In this respect the Panel notes the absence of the following which need to be addressed:
 - road names
 - entry access details
 - indication of construction set down area
 - onsite landscape screening
- Sample section drawings to scale being provided for each of the 4 sides of the proposed solar farm showing the fire break, security fencing, landscaping and stock proof fencing.
- A 5 metre wide landscape screen being provided around the complete perimeter of the proposed solar array, with the landscaping occurring on the outside of the proposed security fencing. Landscape planting details and details of ongoing management of the landscaping for the life of the solar farm are to be provided.
- An acoustic and vibration report being provided to address impacts on nearby sensitive receivers during the construction and operational phases, together with measures to address any adverse impacts
- The Visual Assessment Report being amended to assess the impact of views of the proposed solar farm from the Reservoir Hill Lookout.

NEXT STEPS

Determination is anticipated to be held on 3 November 2026.

Note:

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