

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 13 July 2021, 09:00 Site inspection and briefing
LOCATION	Onsite – Farm 1207 Donald Ross Drive Coleambally

BRIEFING MATTER(S)

PPSWES-88 – Murrumbidgee – DA10-2021 – 1207 Donald Ross Drive, Coleambally – Construction and use of a 5MW micro solar farm and associated infrastructure.

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Sandra Hutton, Robert Black, Ruth McRae
APOLOGIES	
DECLARATIONS OF INTEREST	

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kelly Tyson – Manager Planning and Environment
OTHER	Amanda Moylan - DPIE

KEY ISSUES DISCUSSED

- General discussion around site context including:
 - dry area cropping
 - location of dwellings and potential impacts during construction
 - access road network
- Site layout
- Confirmation of location of internal irrigation channel
- Access
 - Traffic movements (6 movements per day anticipated during construction for a period of 3 months) noting that there is currently some existing heavy movement along the proposed access road.
 - Reactive soils and wet weather impacts (combination of reactive clay, reactive soils and sandy soil and the implications in relation to road rehabilitation)
 - Internal pad or pavement may be required
 - Additional layer of gravel required between dwelling, site and intersection.
 - Dilapidation report will be required for access road. The report should include impacts during construction noting that the road currently also carries freight vehicle movements. To be prepared by proponent with requirements agreed to by Council

- The construction management plan should consider traffic management around school bus timetable on Wallace Road and Main Canal Road
- Alternative internal access discussion (from Donald Ross Drive). Council confirmed that this access is 6km longer so no reasonable.
- Cannot use O'Neil Lane bridge due to weight limit
- Consideration to the given to speed limits (extending this between the main intersection and the driveway to the dwelling) as a solution to minimise damage to access road.
- Referral to local traffic committee may be required to reduce speed around the dwelling.
- Council has requested further information around the Social Impact Assessment and cumulative impact of solar developments
- Council to request applicant further consider ability to avoid class 3 Agricultural land
- Contributions and Bonds
 - Confirmation that Council has a s7.12 plan which could be applied via a condition
 - Contribution plan exempts class 10 buildings (clarification as to whether this extends to land use – other triggers to contributions to be explored)
- Decommissioning plan to be required as a condition of consent (note there was broader discussion around an effective mechanism to deal with decommissioning and related conditions of consent)
- Screening details and location of security fencing are required (preference is for security fence to be located within the screening). Details to be provided upfront with the Landscaping plan as part of the application
- Aboriginal archaeological study currently being completed
- Applicant to be advised to adopt a precautionary approach to the mitigation and management of potential contamination and leachate from broken panels
- SEPP 55 and 33 –the application does not include battery storage (not an industry under contamination guidelines) . A hazard assessment is not required under cl7 of SEPP 55.
- Council awaiting response from NRAR
- Consideration of water supply during construction. 50 construction works anticipated . Water can potentially be carted to site to ensure supply.
- Council to consider requesting a Statement of Commitments from applicants to be provided prior to construction certificate.
- Traffic management plan must be provided prior to commencement off construction
- Council intend to request Further Information around landscape plans, statement of commitments, response to DPI. The information request should specify a response time frame.

TENTATIVE DETERMINATION DATE SCHEDULED: September / October 2021