

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2018NTH024
<b>DA Number</b>	0418/19DA
<b>LGA</b>	Coffs Harbour City Council
<b>Proposed Development</b>	Electricity Generating Works (Solar Farm) And Associated Structures
<b>Street Address</b>	54 Ferretts Road (Lot 37 DP752808 and Lot 100 DP134747) and 25 Coldwater Creek Road (Lot 354 DP617156), Nana Glen
<b>Applicant/Owner</b>	Rio Indygen Development Pty Ltd
<b>Date of DA lodgement</b>	23 November 2018
<b>Number of Submissions</b>	152 and a petition with 388 signatures against the development.
<b>Recommendation</b>	REFUSAL
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	Pursuant to Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011, the application is referred to the JRPP as the proposed development constitutes 'Private Infrastructure and Community Facilities' with a capital investment value of more than \$16 million.
<b>List of all relevant s4.15(1)(a) matters</b>	<p><b>Environmental planning instruments:</b></p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011.</li> <li>• State Environmental Planning Policy No 55 - Remediation of Land.</li> <li>• State Environmental Planning Policy (Infrastructure) 2007.</li> <li>• State Environmental Planning Policy (Primary Production and Rural Development) 2019.</li> <li>• Coffs Harbour Local Environmental Plan 2013</li> </ul> <p><b>Development Control Plan:</b></p> <ul style="list-style-type: none"> <li>• Coffs Harbour Development Control Plan 2015</li> </ul> <p><b>The Environmental Planning and Assessment Regulation 2000:</b></p> <ul style="list-style-type: none"> <li>• Nil</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	Nil
<b>Report prepared by</b>	Lisa Howard, Development Assessment Officer
<b>Report date</b>	<b>20 November 2019</b>

### Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

**Yes**

### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?  
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

**Yes**

### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

**Not Applicable**

**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

**Not Applicable**

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

---

**Conditions**

Have draft conditions been provided to the applicant for comment?

**No, applicant is aware of the recommendation for refusal**

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*