

RECORD OF BRIEFING

Hunter & Central Coast Regional Planning Panel

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 November 2021
LOCATION	Via videoconference

BRIEFING MATTER

PPSHCC-93 – Cessnock – 8/2021/21907 - 1026 Lovedale Rd, Allandale
Electricity Generating Works (5 Megawatt Solar Farm and Battery Storage)

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant and Sandra Hutton
APOLOGIES	Bob Pynsent and Anne Sander
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sarah Hyatt, Janine Maher and Julia Ryl
OTHER	None

RSD TEAM

CASE MANAGER	Leanne Harris and Carolyn Hunt
PROJECT OFFICER	Lisa Foley

KEY ISSUES DISCUSSED

- Proposed development outlined, including the existing development on the site and surrounding land uses, noting that the site is considered to be the gateway to Lovedale
- Environmental impacts on the site include flooding, bushfire prone land, noise buffer from Hunter Expressway, EEC mapping (noting vegetation on the site)
- Application documentation has included a BDAR and cultural heritage assessment (no Aboriginal sites identified)
- Gravelled access to the site
- Application has been exhibited and notified
- Existing vegetation is located along the watercourse, but additional landscaping is required
- Additional information required in regard to decommissioning and site rehabilitation, detailed visual impact assessment, detailed landscaping plan, potential flooding impacts, detailed site plan required

Planning Panels Secretariat

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(illustrating layout and including dimensions) and impacts on ground cover due to proposed site layout of panels

- Examples of other similar solar development designs requested

IS THE APPLICATION READY FOR DETERMINATION?

NO: NEW DETERMINATION DATE: TBA – early 2022

ISSUES TO BE RESOLVED:

1. Decommissioning and site rehabilitation
2. Detailed visual impact assessment, particularly from the Hunter Expressway
3. Landscaping plan
4. Potential flooding implications
5. Detailed site plans, including details on potential impact on ground cover due to panel layout