

## COUNCIL ASSESSMENT REPORT

Panel Reference	PPSNTH-103
DA Number	2021/035
LGA	Gunnedah
Proposed Development	The development application is seeking consent for the construction and operation of an Electricity Generating Works (Solar Farm) with a generation capacity of 5MW, including the installation of 12,000 solar modules, two 3.4 inverter stations, construction of 1.8m high security fence and planting of landscaping.
Street Address	781 Wandobah Road, Gunnedah
Applicant/Owner	Applicant: ITP Development Owner: Gregory John and Belinda Anne Foran
Date of DA lodgement	05 May 2021
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> <li>Two (2)</li> </ul>
Recommendation	Approval – Subject to Conditions (Annexure A)
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Clause 5(a) – Private Infrastructure and Community Facilities over \$5million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>Environmental Planning and Assessment Regulation 2000</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Koala Habitat Protection) 2020</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>Statement of Environmental Effects</li> <li>Traffic Impact Assessment</li> <li>Potential Bushfire Impact Associated with two Inverter Stations</li> <li>Noise Impact Assessment</li> <li>Decommissioning Assessment</li> </ul>
Clause 4.6 requests	No
Summary of key submissions (Excluding Late Submissions)	<ul style="list-style-type: none"> <li><i>The development is location in same area of future urban housing development</i></li> <li><i>Significant time for consideration of planning proposal for adjoining property</i></li> <li><i>The development site is more appropriate for agricultural uses</i></li> <li><i>Smaller scale to existing solar farms in LGA and unnecessary</i></li> <li><i>In adequate capacity for additional vehicle within the road network and additional accesses from road reserve</i></li> <li><i>Vehicle access should be provided by Thompson Road</i></li> <li><i>Rotation of panels (East-West) will affect the ability for future houses to West of the site</i></li> <li><i>The development would result in a reduction to surrounding land values</i></li> <li><i>The development would result in increased heat generation by solar panels</i></li> <li><i>Glare would affect residences to East and West from Panels</i></li> <li><i>The proposed 3m wide landscaping barrier is inadequate</i></li> <li><i>The development may introduction of noxious weeds</i></li> <li><i>There is a lack of landscaping/visual screen on the Western side of the development</i></li> <li><i>There are inconsistencies with construction hours within the application documents</i></li> <li><i>Requested relocation of parking and setdown area to south of the development area</i></li> <li><i>Requested relocation of the solar farm to southern end of the development site</i></li> <li><i>Need for repair of existing boundary fence</i></li> <li><i>Suggestion that existing boundary fence is not in the correct location</i></li> </ul>
Report prepared by	Wade Hudson (Senior Development Officer)
Report date	8 February 2021

## 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 summarised, in the Executive Summary of the assessment report?

**Yes**

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

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**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?

**No**

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**Special Infrastructure Contributions**

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

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

**No**

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**Conditions**

Have draft conditions been provided to the applicant for comment?

*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*

**Yes**