

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 16 February 2022, 1:30pm and 2:00pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-128 – Moree Plains – DA2021/47 - Rosedale Rd, Ashley - Erection of a 5MW solar farm

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Penny Holloway, Stephen Gow and Stephen Ritchie
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Leanne Ivanov, Murray Amos and Katrina Walker
DEPARTMENT	Carolyn Hunt, Cameron Brooks

KEY ISSUES DISCUSSED

- Overview of site and surrounding land use.
- Land clearing on the site has been undertaken since 2015, with relevant approvals to be confirmed or otherwise. If the clearing has been unlawful it could not be relied upon and a biodiversity/ecological assessment would be required for the application. This issue needs to be resolved as a priority.
- Key issues identified as:
 - Flooding – development identified as non-habitable. The assessment report is to consider the velocity and depth of flood flows, whether the proposed development will create any obstruction to the flow of flood waters and proposed mitigation measures should there be a risk of damage to structures.
 - Bushfire – referral to NSW RFS has been undertaken with 10 perimeter APZ requested
 - Stormwater – RFI requested for pre and post development flows. Partial response has been received and is being assessed by Engineering. Further information may be required for the whole development site.
 - Visual impact – Referral to ARTC (response pending), with possibility to tilt panels away from the rail network to reduce any potential impact. No night illumination proposed.
- Clarification of Visual Impact Assessment and if the existing vegetation is to be maintained.
- Consideration to be given for maintenance of existing vegetation for ecological value.

TENTATIVE DETERMINATION DATE SCHEDULED FOR - TBA

Planning Panels Secretariat

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