

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 26 September 2023, 3.15pm and 3.56pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-229 – Armidale – DA-164-2019/D – 347 Dangarsleigh Road, Armidale – 5MW Solar Farm

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Michael Wright, Penny Holloway, Sam Coupland and Todd Redwood
APOLOGIES	None
DECLARATIONS OF INTEREST	Stephen Gow

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Emily Tischner and Daniel Boyce
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	None

KEY ISSUES DISCUSSED

- Background to proposed development, noting
 - refusal of application for subdivision (mid 1990s)
 - approval and subsequent minor modifications for solar farm, including amendment to Condition 18 relating to heritage requirements
- Connection between the heritage listed homestead (Palmerston House) and the curtilage - extent and management
- Previous Land and Environment Court decision in mid 1990's recognising significant relationship between the homestead and open rural setting adjoining which extends to the hawthorn hedge
- Solar farm ability to provide diversification of income stream and ongoing management and maintenance of heritage item – consideration in assessment and granting of approval for the solar farm
- Requirements of a Conservation Management Plan (CMP) and differences with a Heritage Asset Action Plan (HAAP)
- Current consent requires a CMP to cover the homestead, curtilage (including hawthorn hedge) and all the existing items – including opportunities for adaptive reuse (current uses/opportunities), management and maintenance
- Consideration of a HAAP noting Council's opinion it includes insufficient detail (coverage and extent of curtilage of the site)

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- Request for amended timing of submission of HAAP – potential compliance matter

Panel Comments

- Heritage expert's view on the differences between CMPs and HAAPs to be provided in assessment report

TENTATIVE DETERMINATION DATE SCHEDULED FOR: October

Planning Panels Secretariat

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