

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 12 March 2024, 11.50am and 12.31pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-273 – Gunnedah – 10.2023.00000086.001 – 781 Wandobah Road and Lot 2 DP 254189, Gunnedah – 5MW Solar Farm and Battery Energy Storage System

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright and Donna Ausling
APOLOGIES	Rob Hooke
DECLARATIONS OF INTEREST	Jamie Chaffey

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Prashanth Van Houten and Wade Hudson
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	None

KEY ISSUES DISCUSSED

- Clarification of proposal as a new solar farm development on the site of a previously approve solar farm, being located clear of previous approval
- Proposal outlined, noting location in the southern portion of the site
- Application has been referred to NRAR as watercourse traversing the site
- Assessment to consider the following:
 - Potential glare to be assessed, noting R5 Large Lot residential zone to the north of the site
 - Consideration of how other subdivision will impact on this development
 - Rehab and waste management to be considered
 - Construction and decommissioning waste and capacity at WMF
 - Cumulative impact of simultaneous construction with existing approved development
- Council to sent request for information within the next 2 weeks

Panel Comments

- Cumulative impacts of construction and decommissioning to be outlined, including waste and traffic
- Waste Management Plan to outline implications for end of life management
- Land use Conflict Risk Assessment (LUCRA) requested

Planning Panels Secretariat

- Visual impact assessment to be assessed by Council
- Setbacks from primary frontage and sides to be confirmed
- Fire risk management, particularly to adjoining properties
- Landscaping requested to be in front of the security fence (and within the site)

TENTATIVE DETERMINATION DATE SCHEDULED FOR: July 2024