

DATE OF DETERMINATION	16 December 2020
PANEL MEMBERS	Paul Mitchell (Chair), Penny Holloway, Stephen Gow and Jamie Chaffey
APOLOGIES	None
DECLARATIONS OF INTEREST	Andrew Johns

Papers circulated electronically on 9 December 2020.

MATTER DETERMINED

PPSNTH-39 – Gunnedah – 2020/032 at 131 Quia Road, Gunnedah – solar farm (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

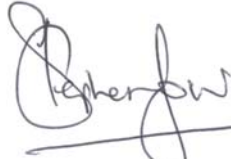
The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions attached to the Council memorandum.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Penny Holloway
 Stephen Gow	 Jamie Chaffey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-39 – Gunnedah – 2020/032
2	PROPOSED DEVELOPMENT	29.5 MW electrical generation works (272 Solar Array Units) and 272 lot Community Title subdivision
3	STREET ADDRESS	131 Quia Road, Gunnedah
4	APPLICANT/OWNER	Ironbark Energy Pty Ltd/Ironbark Holdings Australia Limited
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: - o State Environmental Planning Policy (State and Regional Development) 2011 - o State Environmental Planning Policy No 55 – Remediation of Land - o State Environmental Planning Policy (Koala Habitat Protection) 2019 - o State Environmental Planning Policy (Infrastructure) 2007 - o State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 - o Gunnedah Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: - o Gunnedah Development Control Plan 2012 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 9 December 2020 • Council memorandum: 15 December 2020 • Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Final briefing to discuss council's recommendation: 15 December 2020 - o <u>Panel members</u>: Paul Mitchell (Chair), Penny Holloway, Stephen Gow and Jamie Chaffey - o <u>Council assessment staff</u>: Wade Hudson and Jack Morrissey
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council memorandum