

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 24 March 2021, 4:30pm and 5:40pm
<b>LOCATION</b>	Via videoconference

#### BRIEFING MATTER

**PPSNTH-51 – Gunnedah Shire Council – DA 2020/035** - 262 Hunts Road, Gunnedah - Construction of a 5MW Electricity Generating Works (solar farm)

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Paul Mitchell (Chair), Penny Holloway, Stephen Gow and Jamie Chaffey
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Andrew Johns

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Wade Hudson, Daniel Noble and Jack Morrissey
<b>DEPARTMENT OF PLANNING, INDUSTRY &amp; ENVIRONMENT</b>	Carolyn Hunt and Lisa Foley

#### KEY ISSUES DISCUSSED

- The panel was briefed by Wade Hudson, as the assessing officer was not available.
- Wade Hudson declared a possible conflict of interest, being that a friend of his wife has made a submission in relation to the development application. For this reason, despite Wade Hudson providing the briefing to the panel on this occasion due to absence of the relevant officer, the assessment itself will be undertaken by another assessing officer, Ashleigh Stewart.
- The status of the application is that council is waiting on responses to a request for further Information.
- The development site is in the RU4 zone and the proposed use is permissible.
- The site is proximal to a number of residences and there is potential for land use conflict particularly with respect to construction noise and visual effects.
- The site is reasonably close to residential areas and it is possible that it will be nominated as a future residential area in the current strategic planning review being undertaken by council. The applicant is to investigate this potential longer-term use and report on any land use conflicts that could arise.
- The development would have a lifespan of 25 years and the likely use over this period should be investigated.
- Appropriate construction stage access needs to be identified.

- Landscaping will be external to the security fence to mitigate visual impacts but the security of this arrangement needs to be examined to ensure planting would be protected.
- The loss of native vegetation and habitats requires careful consideration.
- Given the potential for significant impacts the applicant needs to demonstrate that practical and effective mitigation measures will be incorporated into the proposal particularly with respect to construction noise, visual impacts and details of landscaping.
- The applicant should ensure that all issues raised by submitters are responded to individually.

**TENTATIVE PANEL MEETING DATE:** unknown