COUNCIL ASSESSMENT REPORT

|  |  |  |
| --- | --- | --- |
| **Panel Reference** | PPSNTH-79 | |
| **DA Number** | DA-8-2021 | |
| **LGA** | Uralla Shire Council | |
| **Proposed Development** | Construction & Operation of a 4.95 MW AC Solar Farm & Associated Works | |
| **Street Address** | 152 Staces Road URALLA NSW 2358 | |
| **Applicant/Owner** | Medam Holdings Pty Ltd / Kambo Developments Pty Ltd. | |
| **Date of DA lodgement** | 5 February 2021 | |
| **Total number of Submissions**  **Number of Unique Objections** | 1  1 | |
| **Recommendation** | Approval | |
| **Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011** | Private infrastructure and community facilities over $5 million. | |
| **List of all relevant s4.15(1)(a) matters** | * State Environmental Planning Policy (State and Regional Development) 2011 * State Environmental Planning Policy (Infrastructure) 2007. * Uralla Local Environmental Plan 2012. * Uralla Development Control Plan 2011 | |
| **List all documents submitted with this report for the Panel’s consideration** | * Development application. * Company details. * Development assessment report. * Statement of Environmental Effects. * Plans. | |
| **Clause 4.6 requests** | Nil | |
| **Summary of key submissions** | See the DCP section of the report for analysis regarding compliance with draft development standards. Visual amenity impacts have been addressed by recommended conditions of consent. Other suggested amenity impacts are either considered not significant or have been addressed by recommended conditions of consent. | |
| **Report prepared by** | Matt Clarkson | |
| **Report date** | 31 March 2021 | |
| **Summary of s4.15 matters**  Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? | | **Yes** | |
| **Legislative clauses requiring consent authority satisfaction**  Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?  *e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | | **Yes** | |
| **Clause 4.6 Exceptions to development standards**  If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? | | **Not applicable** | |
| **Special Infrastructure Contributions**  Does the DA require Special Infrastructure Contributions conditions (S7.24)?  *Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | | **Not applicable** | |
| **Conditions**  Have draft conditions been provided to the applicant for comment?  *Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council’s recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report* | | **Yes** | |