

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 25 February 2025
<b>LOCATION</b>	MS Teams Videoconference

#### BRIEFING MATTER

PPSWES-256 – Warrumbungle – DA17/2024 – Newell Highway, Coonabarabran – Solar Farm with Battery Energy Storage System

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Garry Fielding (Chair), Natasha Harras
<b>APOLOGIES</b>	Donna Rygate, Graham Brown
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL STAFF</b>	Melinda Ryan, Kelly Dewar, Leanne Ryan with Shonelle Gleeson-Willey and Mark Hitchenson (consultants)
<b>APPLICANT</b>	Mishka Talent, Albert Ngo, Jou Jong
<b>PLANNING PANELS TEAM</b>	Lillian Charlesworth, Jade Buckman

#### KEY MATTERS DISCUSSED

- Regarding visual impact, Council indicated that one dwelling to the NW could be partially seen from the site and a second dwelling may also be visible. Submissions raised visual impact as an issue.
- Applicant will meet with TfNSW on 27 February 2025.
- 10m APZ is proposed. Any tree removal may require a biodiversity assessment.
- Connection of the solar farm to the grid may require new power lines over an adjoining property that will require owners' consent. An in-principle agreement exists with the relevant owner, subject to agreement on road access. Any changes to the proposed access point will require a further Council internal referral.
- Council will need to assess the environmental impacts of any new roads or access points as well as consider potential landscaping to soften visual impact.

#### NEXT STEPS

- Full RFI response to be submitted to Council by end March
- Council will provide draft conditions to the applicant for comment

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: 22 April 2025**

#### Planning Panels Team

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