

MEMORANDUM

TO: Panel Chair, Southern Regional Planning Panel

FROM: Manager Development Services, Wagga Wagga City Council

DATE: 3 May 2016

SUBJECT: (JRPP no 2016STH013) DA16/0135 Electricity Generating Works (Solar Energy System) and 3 Lot Torrens Title subdivision and 260 Lot Community Lot subdivision

Summary

The above-mentioned development application is being considered by the Southern Joint Regional Planning Panel on 17 May 2016. The purpose of this memo is to rectify the wording in the recommended condition 2 of Council's S79C Assessment Report.

Background

Condition 2 of the recommendation reads as follows:

2. *Development consent is granted for the following:*

- ***Subdivision of the subject land (Lot 108, Lot 109, Lot 110 DP 751405, Lot 174 DP590756 and Lot 1 DP771340) into 3 Torrens Title land parcels, being Lot 1 of 66ha, Lot 2 of 47.5ha and Lot 3 of 74ha. This includes the creation of all access and service easements as per the approved plans and documentation (refer to condition 1).***
- ***260 Lot Community Title Subdivision within Lot 2.***
- ***Land use change to accommodate a solar energy system on proposed Lot 2. Approval is granted for the use of the site as a solar energy system, within the Wagga Wagga LEP 2010 definition of 'electricity generating works' and will include the following works/components:***
 - ***Generation of no more than 26 Megawatt power***
 - ***Construction of a maximum of 330 Photovoltaic (PV) solar panels, each generating 300W***
 - ***Junction boxes and substation***
 - ***Above and underground electrical conduits and cabling***
 - ***Internal access driveway***
 - ***Security Fencing***
 - ***Landscaping and removal of one Eucalypt Tree within Lot 2.***
 - ***Decommissioning of the solar energy system***

REASON: *It is in public interest that proposed development be limited to*

the works/uses listed as above. Section 79C(1)(b) and (e) of the Environmental Planning and Assessment Act 1979, as amended.

Sub-point 2 in dot point 3 of the recommended condition 2 should be amended to refer to the Construction of 260 solar energy modules, each containing a maximum of 330 Photovoltaic (PV) solar panels, each generating 300W.

Recommendation

In light of the above, it is recommended that condition to be amended to read as follows:

2. Development consent is granted for the following:

- **Subdivision of the subject land (Lot 108, Lot 109, Lot 110 DP 751405, Lot 174 DP590756 and Lot 1 DP771340) into 3 Torrens Title land parcels, being Lot 1 of 66ha, Lot 2 of 47.5ha and Lot 3 of 74ha. This includes the creation of all access and service easements as per the approved plans and documentation (refer to condition 1).**
- **260 Lot Community Title Subdivision within Lot 2.**
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 - **Generation of no more than 26 Megawatt power**
 - **Construction of 260 solar energy modules, each containing a maximum of 330 Photovoltaic (PV) solar panels, each generating 300W**
 - **Junction boxes and substation**
 - **Above and underground electrical conduits and cabling**
 - **Internal access driveway**
 - **Security Fencing**
 - **Landscaping and removal of one Eucalypt Tree within Lot 2.**
 - **Decommissioning of the solar energy system**

REASON: It is in public interest that proposed development be limited to the works/uses listed as above. Section 79C(1)(b) and (e) of the Environmental Planning and Assessment Act 1979, as amended.

Regards,


Colby Farmer
Manager Development Services