

WESTERN JOINT REGIONAL PLANNING PANEL

Meeting held at Western Plains Regional Council on Thursday 9 June 2016 at 11.30am
Panel Members: Gordon Kirkby (chair), Ruth Fagan, Stuart McDonald, Lindsay Mathieson and Lindsay Dunstan
Apologies: Nil - Declarations of Interest: Nil
Determination and Statement of Reasons
2016WES007 - Western Plains Regional Council - D16-171 - Solar Farm - 20L Sheraton Road Dubbo as described in Schedule 1.
Date of determination: 9 June 2016
Decision: The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .
Panel consideration: The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.
Reasons for the panel decision: The panel adopted the assessment of those matters in the Council Assessment Report and resolved to approve the development Application subject to conditions contained in the amended conditions of consent. In making the decision the panel considered the following EPI's: • SEPP 55 (Remediation of Land) • SEPP (Infrastructure) 2007 • SEPP (State and Regional Development) 2011 • Orana Regional Environmental Plan No.1 – Siding Springs Observatory (Deemed SEPP) • Dubbo Local Environmental Plan 2011 • Dubbo Development Control Plan 2013 The Panel did not find that the development was inconsistent with any of these EPI's.
Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report, amended as follows: (26) The water storage tank servicing the proposed Site Maintenance building shall have a minimum storage of 20,000 litres of water. The water storage tank shall meet the following requirements: (a) For an under-ground storage tank: (i) Unobstructed access provided directly to the storage for fire-fighting appliances; (ii) A hardened surface for truck access is provided within 4 m of the access hole; (iii) An access hole of at least 200 mm provided in the lid of the storage tank; (b) For an above-ground storage tank: (i) A 65 mm Storz outlet with a metal gate or ball valve and blanking cap provided at the lowest possible point;



Example of a Storz Outlet with a Gate Valve & a Ball Valve

- (ii) The tank is to be of concrete or metal construction (plastic or fibreglass is not acceptable);
 - (iii) The tank and its Storz outlet must be located so that it is accessible by fire-fighting units and personnel;
 - (c) All above-ground water piping external to the building to be metal, including taps; and
 - (d) The water pressure pump(s) is to be shielded from direct heat and flame contact.
{Reason: Requirement of 'Planning for Bush Fire Protection 2006' guidelines for adequate water supply for fire-fighting}
- (27) A detailed Landscape Plan of the whole development site shall be submitted to and approved by Council prior to the release of any Construction Certificate. The Landscape Plan shall in particular provide details of:
- Setback of landscaping from the solar panels and property boundaries;
 - Evidence of how the landscaping conforms to the requirements of the Asset Protection Zone (APZ) as stipulated in condition 25;
 - The height of plantings at the time of planting (being of advanced stock);
 - Species planted; and
 - Nature of irrigation to be used.

The landscaping shall have a minimum mature height of three (3) metres utilising deep rooted, water tolerant, native plant species endemic to the Dubbo local area. The landscaping shall be provided around the perimeter of the development as shown on the stamped approved plans and maintained for the life of the project. Council's Parks and Landcare Division should be consulted on the type of species chosen.

Such landscaping shall at a minimum be undertaken progressively in stages to correlate with the construction of adjacent solar panel(s). In this regard, landscaping shall be completed prior to the issue of the Occupation Certificate for the adjacent solar panel(s).

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{Reason: To improve the amenity of the development and to minimise the impact of glare to neighbouring property and roadways}

- (31) Prior to the issue of any Construction Certificate an Emergency Management Plan (EMP) for the development shall be submitted to and approved by Council. The EMP shall address emergency management procedures associated with fire risk as a consequence of the built features of the development (i.e. solar panels, electrical wiring, substations etc), including containment of any contaminants on-site.

{Reason: To ensure the protection of human life, the environment and adjoining property in the event of fire or other emergency generated by the development}

- (32) Any exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property and the emittance of light to the night sky will be minimised.

Reason: To minimise the effect of light on adjoining properties and reduce the effect of artificial lighting on the night sky}

Panel members:

 Gordon Kirkby (chair)	 Ruth Fagan	 Stuart McDonald
 Lindsay Mathieson	 Lindsay Dunstan	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2016WES007 - Western Plains Regional Council - D16-171
2	Proposed development: Solar Farm
3	Street address: 20L Sheraton Road Dubbo
4	Applicant/Owner: Neoen Australia Pty Ltd / Mr T W & Mrs J Warren
5	Type of Regional development: Capital Investment Value> \$5M - private infrastructure and community facilities
6	Relevant mandatory considerations • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • Orana Regional Environmental Plan No. 1 - Siding Springs (Deemed State Environmental Planning Policy) • Dubbo Local Environmental Plan 2011 • Dubbo Development Control Plan 2013 • 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 EPA Act or EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 1 June 2016 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: none (0)
8	Meetings and site inspections by the panel: Site Visit 9 June 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report