

## WESTERN JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 9 June 2016 and 14 June 2016

Panel Members: Gordon Kirkby (chair), Ruth Fagan, Mark Grayson, Craig Davies and Les Lambert

Apologies: Craig Davies - Declarations of Interest: Nil

### Determination and Statement of Reasons

2016WES009 – Narromine - DA 80/16 - Construct & operate a ground-mounted Solar PV farm - Lot 32 DP 1129935, Eumungerie Road Narromine as described in Schedule 1.

**Date of determination:** 14 June 2016

**Decision:**

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings 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. The principal reason for the panel decision was that the panel agree with the recommendation for approval.

**Conditions:** The development application was approved subject to the conditions in the Council Assessment Report subject to the following changes:

- The changes to B15 to include a voluntary planning agreement in the draft conditions.
- The inclusion of the below condition possibly under B10 and a change to B12 to increase the size of the water tank to 20,000 litres.
- B10 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).
- {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}

**Panel members:**

 <b>Gordon Kirkby (chair)</b>	 <b>Ruth Fagan</b>	 <b>Stuart McDonald</b>
 <b>Les Lambert</b>		

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SCHEDULE 1	
1	<b>JRPP Reference – LGA- Council Reference:</b> 2016WES009 – Narromine - DA 80/16
2	<b>Proposed development:</b> Construct & operate a ground-mounted Solar PV farm
3	<b>Street address:</b> Lot 32 DP 1129935, Eumungerie Road Narromine
4	<b>Applicant/Owner:</b> Neoen Pty Ltd <b>Owner:</b> MS & JS Bennett
5	<b>Type of Regional development:</b> Capital Investment Value > \$5M - council interest
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Rural Lands) 2008</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No 55-Remediation of Land (SEPP 55)</li> <li>• State Environmental Planning Policy No 44- Protecting Koala Habitat (SEPP 44)</li> <li>• Environmental Planning and Assessment Regulation 2000</li> <li>• Narromine Local Environmental Plan 2011</li> <li>• Narromine Development Control Plan 2012</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 8 June 2016 Written submissions during public exhibition: 0 Verbal submissions at the panel meeting: Nil
8	<b>Meetings and site inspections by the panel:</b> Nil
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report