

DATE OF DETERMINATION	4 July 2017
PANEL MEMBERS	Gordon Kirkby (Chair), Ruth Fagan, Mark Grayson, Anthony Durkin
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 23 June 2017 and 4 July 2017.

MATTER DETERMINED

2017WES004 - Cabonne Shire - DA 2017/155 AT 2340 Belgravia Road, Molong (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was Unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The Panel agreed with Council's environmental assessment and recommendations.
- The Panel was of the view that the proposed development is consistent with the planning objectives and controls applying to the site.
- The Panel noted that there were no major issues of concern raised by Government agencies.
- The impacts of the proposed development on adjoining land owners including traffic and access, waste management, noise and visual impact are considered to minimal and able to be managed or mitigated by way of conditions of consent.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the addition of the following conditions.

- A Construction Environmental Management Plan (CEMP) be implemented.
- A Decommission Management Plan should be required to be submitted to Council 12 months before decommissioning is proposed to occur.
- 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}

PANEL MEMBERS



Gordon Kirkby
(Chair)



Ruth Fagan



Mark Grayson



Anthony Durkin

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017WES004 - Cabonne Shire - DA 2017/155
2	PROPOSED DEVELOPMENT	Electricity Generating Works (Solar Farm)
3	STREET ADDRESS	2340 Belgravia Road, Molong
4	APPLICANT/OWNER	Geolyse / RA & M Wood
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Rural Lands) 2008 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 44 – Protecting Koala Habitat ○ State Environmental Planning Policy No 55 – Remediation of Land ○ Cabonne Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Development Control Plan No 5 General Rural Zones • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 23 June 2017 • Written submissions during public exhibition: 0
8	MEETINGS BY THE PANEL	<ul style="list-style-type: none"> • Electronic determination meeting. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Gordon Kirkby (Chair), Ruth Fagan, Mark Grayson, Anthony Durkin
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report