

RECORD OF DEFERRAL

SOUTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	6 June 2018
PANEL MEMBERS	Pam Allan (Chair), Alison McCabe, Renata Brooks, Tony Donoghue, David Carter
APOLOGIES	None
DECLARATIONS OF INTEREST	David Carter declared a non-pecuniary interest as he had made a submission in relation to the proposed development, requesting that issues be addressed by the applicant. The submission was made prior to Cr Carter's appointment to the Planning Panel. This declaration was accepted by the Chair.

Public meeting held at Junee Council building, 29 Belmore St Junee on 6 June 2018, opened at 1 pm and closed at 1.20 pm.

MATTER DEFERRED

2018STH009 - Junee Shire Council – DA2018/11 at 346 Old Sydney Road, Marinna (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

The Panel determined to defer the development application as described in Schedule 1 pursuant to section 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.






The decision was Unanimous.

That Development Application 2018/11 for a solar farm at 346 Old Sydney Road Marinna be deferred for the following:

1. There was insufficient information to make a determination.
2. Amended plans that:
 - i. Provide a 20 metre buffer around the area of the site used for the solar farm infrastructure
 - ii. The 20 metre buffer shall include:
 - a) 10 metre wide vegetation buffer for screening purposes, inclusive of any vegetation on site
 - b) The vegetation buffer is to be located between the boundary of the site and any APZ
 - c) The 10 metre APZ will include the internal access road and fencing
 - d) All access roads and fencing is to be a minimum of 10 metre clear of any existing vegetation on site
 - iii. Provide dimensions of key structures
 - iv. Provide the cells to be spaced a minimum of 7 metres between the structure to allow grazing
3. A landscape plan that details the landscape treatment of the buffer zone
4. A more detailed visual assessment of the proposal

5. That on receipt of the above information that a further report be prepared for the Panel's consideration that:
- i. Assesses the amended information
 - ii. Provides clarification of conditions regarding weed management, vehicle movements and approval requirements for subsequent plans

When this information has been received, the Panel will determine the matter via an electronic meeting.

PANEL MEMBERS	
 Pam Allan (Chair)	 Alison McCabe
 Renata Brooks	 Tony Donoghue
 David Carter	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018STH009 - Junee Shire Council – DA2018/11 at
2	PROPOSED DEVELOPMENT	Construction and operation of a 26MW solar farm
3	STREET ADDRESS	346 Old Sydney Road, Marinna
4	APPLICANT/OWNER	Terrain Solar/ John Moloney
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"> <i>State Environmental Planning Policy (Infrastructure) 2007</i> <i>State Environmental Planning Policy (Rural Lands) 2008</i> <i>Junee Local Environmental Plan 2012</i> Draft environmental planning instruments: Nil Development control plans: Nil 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: 13 April 2018 Written submissions during public exhibition: five (5) Verbal submissions at the public meeting: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection 6 June 2018 Final briefing meeting to discuss council's recommendation, 6 June 2018. Attendees: <ul style="list-style-type: none"> Panel members: Pam Allan (Chair), Alison McCabe, Renata Brooks, Tony Donoghue, David Carter Council assessment staff: Claire Golder, Kris Dunstan
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report