

COUNCIL ASSESSMENT REPORT

Panel Reference	2018STH008
DA Number	2018/11
LGA	Junee Shire Council
Proposed Development	Construction and operation of a 26MW solar farm
Street Address	346 Old Sydney Road, Marinna
Applicant/Owner	Terrain Solar/ John Moloney
Date of DA lodgement	14 February 2018
Number of Submissions	Five
Recommendation	Approval, subject to conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	In accordance with Schedule 7 of the SEPP (State and Regional Development) 2011 the subject development is private infrastructure and community facilities over \$5 million. The proposal has a capital investment value of \$28 million dollars.
List of all relevant s4.15(1)(a) matters	Environmental planning instruments: s79C(1)(a)(i) <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Rural Lands) 2008 • Junee Local Environmental Plan 2012 • Junee Section 94A Levy Contributions Plan 2016
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> (a) The Development Application 2018/11 dated 15 February 2018, submitted to Junee Shire Council (b) The Statement of Environmental Effects, dated February 2018, prepared by Geolyse (c) The Aboriginal Archaeological Due Diligence Assessment, Junee Solar Farm, dated 2 January 2018 prepared by EMM Consulting (d) The Biodiversity Assessment, Junee Solar Farm, dated 13 February 2018 prepared by EMM Consulting (e) The Junee Solar Farm – Noise and Vibration Impact Assessment, dated December 2017 prepared by Assured Monitoring Group (f) The Visual Amenity Assessment prepared by IRIS Visual Planning + Design, dated July 2018 (g) The Concept Farm Plan and Detail Views, prepared by Geolyse, dated 19 July 2018
Report prepared by	Temora Shire Council
Report date	23 July 2018

Summary of s4.15 matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

Yes / No

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes / No / Not Applicable

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Yes / No / Not Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

Yes / No / Not Applicable

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes / No

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report