

## RECORD OF DEFERRAL

### SOUTHERN REGIONAL PLANNING PANEL

<b>DATE OF DEFERRAL</b>	31 August 2018
<b>PANEL MEMBERS</b>	Pam Allan (Chair), Alison McCabe, Renata Brooks, Tony Donoghue, David Carter
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	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.

Electronic meeting held between 21 August 2018 and 31 August 2018.






#### MATTER DEFERRED

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

#### REASONS FOR DEFERRAL

- The Panel defers the determination of Development Application No. 2018/11 at 345 Old Sydney Road, Marinna for a solar farm for the applicant to provide the following:
  - Details in metres of the actual spacing between panels at the Mt. Majura solar farm, (which is used as evidence of appropriate ground cover), and similar details for a comparable (to Marinna) solar farm site.
  - Details of the condition of ground cover over an extended period at the Mt. Majura site and any other comparable site (with single axis solar cells in similar layout and similar soil and climate to the proposed arrangement at Marinna). Details to demonstrate how ground cover condition has been monitored and managed over time to maintain cover and manage weeds and fire risk.
  - Photomontage with the solar cells to be included in the visual impact assessment. The visual assessment should include locations when viewed from the immediately adjoining site, within proximity to the common boundaries.
  - Landscape plan to include provision for canopy trees.
- The applicant should be advised that the Panel is not supportive of a vegetation buffer of less than 10 metres, and that the Panel's requirement as outlined in the resolution of the 6th June 2018 remains.

When this information has been received, the panel will determine the matter electronically. The decision to defer the matter was unanimous.

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"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li><i>State Environmental Planning Policy (Infrastructure) 2007</i></li> <li><i>State Environmental Planning Policy (Rural Lands) 2008</i></li> <li><i>Junee Local Environmental Plan 2012</i></li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: Nil</li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 13 April 2017</li> <li>Written submissions during public exhibition: five (5)</li> <li>Verbal submissions at the public meeting: Nil</li> <li>Addendum Council assessment report: 23 July 2018</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection 6 June 2018</li> <li>Final briefing meeting to discuss council's recommendation, 6 June 2018. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Pam Allan (Chair), Alison McCabe, Renata Brooks, Tony Donoghue, David Carter</li> <li><u>Council assessment staff</u>: Claire Golder</li> </ul> </li> <li>Public meeting on 6 June 2018</li> <li>Electronic meeting between</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the addendum council assessment report