

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 23 August 2022, 2pm and 2:30pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-155 – Byron – DA 10.2022.134.1 - 1 Dingo Lane, Myocum - Electricity Generating Works (5x Megawatt Solar Farm)

PANEL MEMBERS

IN ATTENDANCE	Penny Holloway (Acting Chair), Stephen Gow, Joe Vescio
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	Simon Richardson

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kellie Shapland (independent planning consultant assessing DA) and Greg Smith
DEPARTMENT STAFF	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Overview of the 39ha site and topography, which is currently utilised for agriculture
- Adjoining development being Council's Resource Recovery Facility
- Proposed development outlined, which includes option for either fixed (2m in height) or single axis tracking format (up to 3m in height), car parking, bus turning area, roof viewing platform, access from Dingo Lane, 2.7m high security fence and buffer landscaping (with no proposed tree removal)
- Educational and tourist group visitations to the site
- Site constraints identified as:
 - Flood Prone Land
 - High Environmental Values Vegetation and Key Fish Habitat
 - Koala Habitat
 - Bushfire Prone Land
 - Acid Sulphate Soils – Class 4 – management measures proposed prior to construction
- Control Room is proposed to be located on a more elevated part of the site
- Internal referrals –
 - Environmental Health - received
 - Engineering - outstanding
 - Natural Resources - outstanding
- 5 submissions received – issues raised include visual impact, potential glare, permissibility and inconsistency with zone objectives, utilisation of agricultural land, precedence (establishment of other

Planning Panels Secretariat

solar farms in the general locality), consideration of alternative sites, scale, property values, flooding, feasibility and inadequate public consultation

- Landscaping buffer and effectiveness during establishment

Panel Comments

- Assessment report to include commentary on:
 - Appropriateness of development on flood prone land and any potential flood impact of the structures on downstream properties
 - Visual impact from residential (objector) viewpoints to be considered, in addition to public viewpoints
 - Proposed education and tourist visitations and purpose of development
 - Watering and maintenance of landscaping, with planting to commence in the initial stages of construction
 - Utilisation of high value agricultural land

TENTATIVE DETERMINATION DATE SCHEDULED FOR NOVEMBER 2022