

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-80
DA Number	DA17/2021
LGA	Temora Shire Council
Proposed Development	Construct a 5MW solar farm at 197 Moroneys Lane Temora
Street Address	197 Moroneys Lane Temora 2666
Applicant/Owner	Mr Zaed Aznam/ Mr Phillip Smith & Mrs Debbie Smith
Date of DA lodgement	16 March 2021
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • 4 • 2
Recommendation	Approval
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 \$6.6 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 (Primary Production and Rural Development) 2019 • Temora Local Environmental Plan 2010 • Temora Shire Council Developer Contributions Plan 2019
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> (a) The Development Application 17/2021 dated received on 16 March 2021, submitted to Temora Shire Council (b) Development Plans prepared by ITP Renewables Sheet numbers G-0100, G-0400, G-2100, G2200, C-4300, C-5300, C-5301, C-6300, E-3400 and E-4300 (c) The Statement of Environmental Effects, dated 4 March 2021, prepared by Zenith Town Planning Pty Ltd (d) The Biodiversity Inspection Report, Temora Solar Farm, dated 5 February 2021 prepared by Red-Gum Environmental Consulting (e) Landscape character & visual impact assessment, prepared by Zenith Town Planning Pty Ltd (f) Glint and Glare Assessment, Temora 1C Solar Farm, prepared by ITP Renewables (g) Landscape Proposal prepared by Space Landscape Designs (3 pages) (h) Noise Assessment Temora 1C Solar Farm, prepared by Muller Acoustic Consulting (i) Traffic Impact Assessment Report, Temora Solar Farm, prepared by Price Merrett Consulting (j) Waste Assessment, Temora 1C Solar Farm, prepared by ITP Renewables (k) Water Assessment, Temora 1C Solar Farm, prepared by Golder Associates Pty Ltd (l) Decommissioning Plan, Temora Solar Farm, prepared by ITP Renewables
Clause 4.6 requests	Nil
Summary of key submissions	<ul style="list-style-type: none"> • Location near land that may be potentially developed • Visual and aesthetic impact • Environmental impact of waste
Report prepared by	Temora Shire Council
Report date	11 May 2021

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

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

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?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

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

No

Conditions

Have draft conditions been provided to the applicant for comment?

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

Yes