

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSWES-175
DA Number	DA.2023/0024
LGA	Edward River Council
Proposed Development	Installation of a 4.95MW solar farm and associated works
Street Address	39 HOGANS LANE DENILIKUIN
Applicant/Owner	Chris Smith & Associates – applicant Roger and Nadine Campton - owner
Date of DA lodgement	11 April 2023
Total number of Submissions	• 12
Number of Unique Objections	• 12
Recommendation	Refusal
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Clause 5, Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> : Development has capital investment value of more than \$5 million for the purpose of electricity generating works
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Planning Systems) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>Draft Edward River Local Environmental Plan 2023; - (Planning Proposal 2022-3030 – consolidation of the Conargo LEP 2013, Deniliquin LEP 2013 & Deniliquin LEP 1997 into a single consolidated Edward River LEP)</i> • <i>Deniliquin Local Environmental Plan 2013</i> • <i>Deniliquin Development Control Plan 2016</i>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Statement of Environmental Effects – Chris Smith & Associates - March 2023 • Traffic Impact Assessment - Traffic Works - 3/03/2023 • Construction Environmental Management Plan – Green Gold Energy • Test of Significance – Red-Gum Environmental Consulting – 27/02/23 • Land Use Conflict Assessment – Chris Smith & Associates – March 2023 • Glint & Glare Assessment – Environmental Ethos – August 2022 • Electricity Generation Report – Green Gold Energy – June 2023 • Submissions Report – Chris Smith & Associates – June 2023 • Plan of Existing Conditions – Sheets 1-2 – Chris Smith & Associates • Site Plan – Rev G – Green Gold Energy • Landscape Plan - Sheets 1-2 – Chris Smith & Associates • Construction Noise Assessment – Muller Acoustic Consulting – August 2023
Clause 4.6 requests	• N/A
Summary of key submissions	<ul style="list-style-type: none"> • compatibility with existing 'rural residential' character, • suitability of the site, • visual amenity, • council road infrastructure, • landscaping / screening , • health impacts, • agricultural land use conflict, • flora and fauna, • land value decline, • lack of consultation, • hazards – fire & flood, • construction impacts, • electricity infrastructure, and • community benefit.
Report prepared by	Eliza Eastman
Report date	21 September 2023

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?

N/A

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

N/A

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

No