

# **PROPOSED DAISY HILL SOLAR FARM**

A Regionally Significant Development

Western Regional Planning Panel Reference No: PPSWES-26

**Additional Information Requested by the Western Regional  
Planning Panel.**

**To be Read in Conjunction with Initial Assessment Report**

**CARRATHOOL SHIRE COUNCIL**

**(DA 2020/017)**

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March 2021

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### **Attachments to this Supplementary Report**

The following attachments have been provided by the applicant for the Panels consideration:

- A. Notice of Deferral
- B. SEE Addendum, DA 2020/017
- C. Daisy Hill Solar Farm – Plans
- D. Response to Request – exception to Development Standard – Clause 4.6
- E. Decommissioning Plan
- F. Summary of Electricity Connection
- G. Planning Agreement
- H. Revised subdivision Plan
- I. Landscaping Plan
- J. Minutes of Meeting 20/8/20 between ITP and Carrathool Shire Council in relation to Landscaping arrangements.

## 1. Background

The proposal to develop a solar farm on Norwood Lane DA 2020/017 was considered by the Western Regional Planning Panel and a Notice of Deferral was issued on 7/12/2020. As a result of this consideration additional information was requested to enable the Panel to make a determination of the proposal.

## 2. Notice of Deferral issued on 7/12/2020

The Notice of Deferral issued by the Western Regional Planning Panel specifically called for the following matters (in **BOLD** print) to be addressed. The applicant's response follows each item and detailed information is contained within the relevant attachments.

- **Plan details showing the upgrading of Norwood Lane required under Schedule 2 Condition 4 of the Draft Conditions of Consent.**

ITP Development refers to the proposed solar farm development consisting of Electricity Generating Works - Construction of 2 x 5MW Solar farm, ancillary facilities and a two Lot Subdivision located at Kidman Way Hillston 2675 currently before the NSW WRRP.

Plan drawing created with mark up and basic specifications of 1.95 km of Norwood Lane that will undergo an upgrade with works undertaken by Council and paid for by proponent.

Drawing also denotes details of road upgrade thicknesses and location of modification of intersection of Norwood Lane and The Springs Road. Initial proposed control methods of works also denoted. This information is included as an attachment.

- **Submission of a Clause 4.6 written request addressing the proposed contravention of the 40 hectare minimum lot size development standard applying to the subject land under LEP 2012.**

This supporting information has been produced by Zenith Town Planning on behalf of ITP Development. This information is included as an attachment.

- **Plan details showing landscape planting, including species and their height and maturity, designed to visually screen the proposed development from adjacent public roads dwelling houses within the vicinity.**

ITP Development wishes to provide clarity and historical references to the proposed landscape plan HIL1A-C-710 supplied for the determination of which there has already been a prior agreement between the Council, applicant and the nearest resident which has also been documented in the Council report.

- ITPD and Council staff met on site and in the Council office as documented in the attached meeting minutes on the 20<sup>th</sup> of August 2020. It was discussed and agreed that Carrathool Shire Council would be responsible for planting a vegetative screen within the easement of Norwood Lane which can ameliorate the visual impacts of the development.

- On drawing HIL1A-C-710, the Council's proposed works appears approximately as the blue hatched section. There is a further Green section showing existing vegetation within the road corridor.

No landscaping is proposed as part of the development. Planting that will occur in the road reserve will be undertaken and controlled by the Council. The proponents is unable to proscribe the species, heights and maturity that the Council choses to plant in the Council controlled road corridor.

This Landscaping Plan and the Minutes of the meeting held 20/8/2020 are included as attachments.

- **Details of the proposed decommissioning of the electricity generating works and the site's rehabilitation thereafter.**

A Document has been produced by ITP Development with proposed generation lifetime of at least 35 years.

Decommissioning methods and processes are made with the tools and technology of today which may be different when actual decommissioning occurs in 2056.

- **Details of the connection to the electricity grid in Kidman Way**

A Summary connection document has been produced by ITP Development. This is to be read in conjunction with the General Arrangement Plan. The individual technical study components are not included as these are commercial in confidence, proprietary and ITP Development does not consider these items to be a planning consideration criteria.

- **The draft voluntary planning agreement proposed pursuant to Section 7.4 of the EPA Act. prepared.**

A copy of the VPA prepared by Oz Environmental Pty Ltd on behalf of the Council and the proponent is included as an Attachment.

### **3. Summary of changes to the proposed Development Application**

There have been amendments made to the original proposal that have been necessitated by technological change resulting from improvement in panel manufacture. This has resulted in alterations outlined as follows:

Original Proposal dated 6/11/2019

- 32,000 panels generating 10MW AC
- Subdivision 1 x 12.73 h allotment & 1 x 57.67 ha allotment
- Access by way of existing driveway off Norwood Lane near south eastern corner of the property

Amended Proposal dated 28/8/20

- Reduction in number of panels to 28,754 generating 10MW AC

- Minor change to configuration of the array
- Access to be gained from a point near the north east corner of the property

2nd Amended Proposal dated 15/1/21

- Further reduction in number of panels to 24,360 generating 10MW AC
- Access still proposed to be near the north east corner of the property
- Subdivision layout proposed to be altered to create 1 x 12.53 hectare allotment and 1 x 55.34 hectare allotment-
- Price Merrett Consulting have prepared the altered plan of subdivision.
- Revised configuration of the array due to reduction of panel numbers
- Technological improvements that have occurred since the development application was initially lodged, resulting in a smaller footprint with less panels, frames and mounting structures whilst still producing the same amount of energy-
- The change to the subdivision layout will not be visible as no fencing is proposed along the subdivision boundary that separates the two systems-

#### **4. Further Considerations**

The applicant has advised that the replacement panels will not generate any additional impact on the environment in terms of glint and glare. All solar panels feature anti-reflective coating to help mitigate the effects of glint and glare. The substantial reduction in the number of panels and hence reduction of land area usage should further reduce any glint/glare concerns of the neighbours and there is no need for a further referral to CASA.

In response to interest from Panel members in relation to ongoing responsibility for decommissioning, future costs and land rehabilitation - the applicant has advised that the landowner has executed a lease with ITPD that states that all operational activities including ongoing maintenance, monitoring as well as the final decommissioning, asset removals and restoration of site to its original state is undertaken and paid for by ITP and its assignees.

The lease document however contains ITPD IP that is proprietary and hence considered commercial in confidence that cannot be published in the public domain.

#### **5. Summary**

The proposed amendments are considered to be minor in nature. There is no objection raised to the proposed modifications.

The Reasons for Deferral have been addressed by the applicant and their explanation, including requested plans are included in the attachments to this report.

#### **6. Recommendation:**

That the proposal to construct solar farm and subdivision at Kidman Way Hillston be considered by the Western Regional Planning Panel and that consent be granted subject to the conditions previously tabled.