

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSWES-70
DA Number	DA2021/21
LGA	Narromine Shire Council
Proposed Development	Construction of a grid-connected solar PV installation no larger than 5MW.
Street Address	1570 Dandaloo Road NARROMINE
Applicant/Owner	Applicant: NSW Community Renewables (Narromine) Pty Ltd c/SLR Consulting Landowner: Mr PL McCutcheon
Date of DA lodgement	8 March 2021
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • 6 • 4
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Clause 5, Schedule 7 of the SRD SEPP: Private infrastructure and community facilities over \$5 million (a) Electricity generating works
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • relevant environmental planning instruments – <ul style="list-style-type: none"> • Narromine Local Environmental Plan 2011; • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No. 55 – Remediation of Land • proposed instrument - N/A. • relevant development control plan – Narromine Development Control Plan 2011. • relevant planning agreement - N/A. • relevant regulations -Regs 92
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Capital Investment Value - 1570 Dandaloo Road Narromine West • Statement of Environmental Effects - 1570 Dandaloo Road Narromine West • Acoustic Assessment - 1570 Dandaloo Road Narromine • 19310.14_Narromine_CASA_RFI_Response • Civil Plans - 1570 Dandaloo Road Narromine West • Development Plans - 1570 Dandaloo Road Narromine West • Flood Impact Assessment - 1570 Dandaloo Road Narromine West • Preliminary Ecology and Aboriginal Heritage - 1570 Dandaloo Road Narromine West • Reflective Glare Analysis - 1570 Dandaloo Road Narromine West • Stormwater Management Plans - 1570 Dandaloo Road Narromine West • Traffic Impact Assessment - 1570 Dandaloo Road Narromine West • Updated Reflective Glare Assessment – Narromine • Visual Impact Assessment - 1570 Dandaloo Road Narromine West • Waste Management Plan - 1570 Dandaloo Road Narromine West
Clause 4.6 requests	<ul style="list-style-type: none"> • N/A
Summary of key submissions	<ul style="list-style-type: none"> • Proximity to the Narromine Aerodrome and potential for glare and reflectivity issues; • Visual amenity impacts for the long term; • Proximity to R5 Large Lot Residential land and impact to visual amenity; • Site falls within known flood prone land; • Construction period impacts, traffic, noise, demand for water. • Deliveries to the site for the construction – traffic impacts.
Report prepared by	Emma Yule, Manager Planning Narromine Shire Council
Report date	1 July 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

Not applicable

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