



**EXTRAORDINARY MEETING OF COUNCIL
BUSINESS PAPER**

12 March 2019

Extraordinary Meeting of Council

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OF COUNCIL**

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Extraordinary Council Meeting

12 March 2019 at 12:45pm

Uralla Shire Council Chambers

- BUSINESS AGENDA -

- 1. OPENING OF EXTRAORDINARY MEETING**
- 2. PRAYER**
- 3. ACKNOWLEDGEMENT OF COUNTRY**
- 4. APOLOGIES**
- 5. DISCLOSURES & DECLARATIONS**
- 6. PURPOSE OF EXTRAORDINARY MEETING**
 1. For Council to consider its submission to the proposed UPC Solar Farm development.
- 7. CLOSE OF EXTRAORDINARY MEETING**

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REPORT TO COUNCIL

| | |
|----------------------------|----------------------------------------------|
| Department: | Infrastructure & Development |
| Submitted by: | Manager of Development & Planning |
| Reference/Subject:: | Report 1 / New England Solar Farm submission |

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal: 3.2 Maintain a healthy balance between development and the environment

SUMMARY:

UPC Renewables Australia has submitted a Development Application for a solar farm of up to 720 megawatts proposed to be located east of Uralla. As the proposed project is State Significant Development, the proposal will be assessed by the Department of Planning and Environment. It is appropriate for Council to make a submission in regard to the proposal during the public exhibition period which takes place from 20 February 2019 until 20 March 2019.

OFFICER'S RECOMMENDATION:

That Council resolve to make a submission to the Department of Planning and Environment in relation to the proposed New England Solar Farm stating that Council endorses sustainable development within the Shire, and expects the Development Application to be considered in the context of our Community Strategic Plan, particularly the following stated goals:

- To preserve, protect and renew our beautiful natural environment.
- Maintain a healthy balance between development and the environment.
- An attractive environment for business, tourism and industry.
- Growing and diversified employment, education and tourism opportunities.

Further:

- A 'cradle to grave' approach should be taken to ensure the project is environmentally sustainable during construction, operation, and decommissioning;
- Operation of the worker's village should be 'best practice' with regard to environmental impacts;
- Any upgrades to Council Infrastructure to service the construction and/or operation of the development should be at the developers expense;
- No Council infrastructure should be negatively impacted by the solar farm construction, and
- Protection of the amenity of residents surrounding the solar farm and along transport routes should be the paramount consideration in the decision making process.

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BACKGROUND:

The New England Solar Farm is proposed on a site approximately 6 kilometres east of the township of Uralla, with the project boundary encompassing 8,380 hectares, and a development footprint of 2,787 hectares.

REPORT:

As Council is not the consent authority for the Development Application for the New England Solar Farm, the only means by which it can provide any input into the process and consideration is by making a submission during the public exhibition period.

CONCLUSION:

Council should make a submission to the Department of Planning and Environment highlighting any matters it wishes addressed in assessment of the Development Application for the New England Solar Farm.

COUNCIL IMPLICATIONS:

1. Community Engagement/ Communication (per engagement strategy)

Nil

2. Policy and Regulation

Nil

3. Financial (LTFP)

Nil

4. Asset Management (AMS)

Nil

5. Workforce (WMS)

Nil

6. Legal and Risk Management

Nil

7. Performance Measures

Nil

8. Project Management

Nil

Prepared by staff member:

Matt Clarkson, Manager of Development & Planning.

TRIM Reference Number:

UINT/19/1453

Approved/Reviewed by Manager:

Director of Infrastructure & Development

Department:

Infrastructure & Development

Attachments:

Nil

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REPORT TO COUNCIL

| | |
|----------------------------|--------------------------------------------------------|
| Department: | Infrastructure & Development |
| Submitted by: | Manager of Development & Planning |
| Reference/Subject:: | Report 2 / New England Solar Farm technical submission |

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

- Goals:
- 2.3 A safe and efficient network of arterial roads and supporting infrastructure; and town streets, footpaths and cycleways that are adequate, interconnected and maintained
 - 2.4 Communities that are well serviced with essential infrastructure
 - 3.3 Reuse, recycle and reduce wastage
 - 3.2 Maintain a healthy balance between development and the environment

SUMMARY:

UPC Renewables Australia has submitted a Development Application for a solar farm of up to 720 megawatts proposed to be located east of Uralla. As the proposed project is State Significant Development, the proposal will be assessed by the Department of Planning and Environment. It is appropriate for Council to make a technical submission in regard to the proposal during the public exhibition period which takes place from 20 February 2019 until 20 March 2019.

OFFICER'S RECOMMENDATION:

That Council resolve to make a technical submission on infrastructure to the Department of Planning and Environment in relation to the proposed New England Solar Farm with the following recommended conditions of consent:

Roads

- A Traffic Management Plan prepared by an accredited certifier with detail commensurate with the scale of the solar farm is to be submitted to Council and approved before any works are undertaken. The Traffic Management Plan is to detail specific routes for heavy vehicles and dust suppression maintenance standards.
- Project-related heavy vehicles are not to traverse any roads not specifically identified in the approved Traffic Management Plan.
- Any damage to Councils road infrastructure is to be rectified by the developer, at their cost, to the satisfaction of Councils General Manager or nominee.
- Local roads proposed to be used for project-related traffic are to be constructed, at the cost of the developer, to meet the current Austroads design standard at the time of construction, based on peak predicted traffic volumes outlined in the EIS prepared by EMM Consulting dated 16 November 2018.
- The subject roads are to be maintained to this standard, at the developers cost, until the completion of construction and issue of an Occupation Certificate.

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Services

- Any provision of normal municipal services by Council to the developer will be at Councils discretion.
- A Waste Management Plan with detail commensurate with the scale of the solar farm is to be submitted to Council and approved before any works are undertaken.
- Comingled recycling or any other waste products will not be accepted at the Uralla landfill without formal agreement.
- A Water and Waste Water Management Plan with detail commensurate with the scale of the solar farm and workers village is to be submitted to Council and approved before any works are undertaken.

Assets

- Location of any project related assets on Council controlled land will require approval of Council by resolution.

Rehabilitation

- All infrastructure and equipment, including underground cabling, is to be removed from the site during decommissioning.
- Rehabilitation of the workers accommodation site must be done prior to the issue of the occupation certificate.

BACKGROUND:

The New England Solar Farm is proposed on a site approximately 6 kilometres east of the township of Uralla, with the project boundary encompassing 8,380 hectares, and a development footprint of 2,787 hectares.

REPORT:

As Council is not the consent authority for the Development Application for the New England Solar Farm, the only means by which it can provide any input into the process and consideration is by making a submission during the public exhibition period.

CONCLUSION:

Council should make a technical submission to the Department of Planning and Environment highlighting any matters relating to infrastructure it wishes addressed in assessment of the Development Application for the New England Solar Farm.

COUNCIL IMPLICATIONS:

9. Community Engagement/ Communication (per engagement strategy)

Nil

10. Policy and Regulation

Nil

11. Financial (LTFP)

Nil

12. Asset Management (AMS)

Council's road network connecting to the site will be impacted by additional heavy traffic

13. Workforce (WMS)

Nil

14. Legal and Risk Management

Nil

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15. Performance Measures

Nil

16. Project Management

Nil

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|-------------------------------|--------------------------------------------------|
| Prepared by staff member: | Matt Clarkson, Manager of Development & Planning |
| TRIM Reference Number: | UI/19/1516 |
| Approved/Reviewed by Manager: | Director of Infrastructure & Development |
| Department: | Infrastructure & Development |
| Attachments: | Nil |

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END OF BUSINESS PAPER