

POL	RENEWABLE ENERGY SYSTEMS	LPP 5.9
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	12 September 2013	

BACKGROUND:

Recent developments in renewable energy systems and Federal and State Government policy in Australia has seen increased investment in and proliferation of renewable energy systems. The application of these systems has been both for commercial and domestic purposes, namely as a result of government subsidies and rebates.

The City of Cockburn has been at the forefront of these developments with the installation of both wind and solar energy systems on Council facilities. New technologies and incentives for renewable energy systems will continue to create increasing levels of interest in the development of renewable energy systems in Cockburn.

Renewable Energy Systems both domestic and commercial can be visually intrusive and therefore may have an impact on the amenity of an area. In some circumstances that impact may be undesirable. It is therefore important that the City is positioned to manage the development of Solar Energy and Wind Energy Systems with a clear position on the form and function of these systems within the district.

POL	RENEWABLE ENERGY SYSTEMS	LPP 5.9
-----	--------------------------	---------

PURPOSE:

The purpose of this Policy is to provide guidance on the development of renewable energy systems in the City of Cockburn whilst minimising any impacts on the streetscape and amenity of nearby properties and natural environment.

POLICY:

The City supports the installation of renewable energy systems and all renewable energy system installations must be compliant with the relevant Australian Standards.

It should be noted however that development which may impact on the operation or efficiency of an existing renewable energy system will not be modified to eliminate or reduce that impact where the development occurred prior to or is compliant with the applicable development occurred prior to or is compliant with the applicable development standards.

For example a proposal for a compliant dwelling which overshadows an existing solar energy system on a neighbouring site will not be modified to reduce or eliminate overshadowing.

To this effect the City makes the following disclaimer:

“The City of Cockburn accepts no responsibility for, and will not prevent, disrupted wind or solar resource access with regard to approval of neighbouring developments.”

Definition:

Solar energy system: A system which converts energy from the sun into useable electrical energy, heats water or produces hot air or a similar function through the use of solar panels and heat exchangers.

Total height: The vertical distance from natural ground level to the tip of a wind generator blade when the tip is at its highest point.

Wind energy system: Equipment that converts and then stores or transfers energy from the wind into usable forms of energy. This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other component used in the system.

Examples

Conventional wind turbines have the turbine axis in the horizontal plane, but a number of innovative designs are being developed employing a vertical axis turbine, and some with more aerodynamic features or shrouded blades to improve the performance of small horizontal axis machines.

Figure 1: Horizontal Axis Wind Turbine

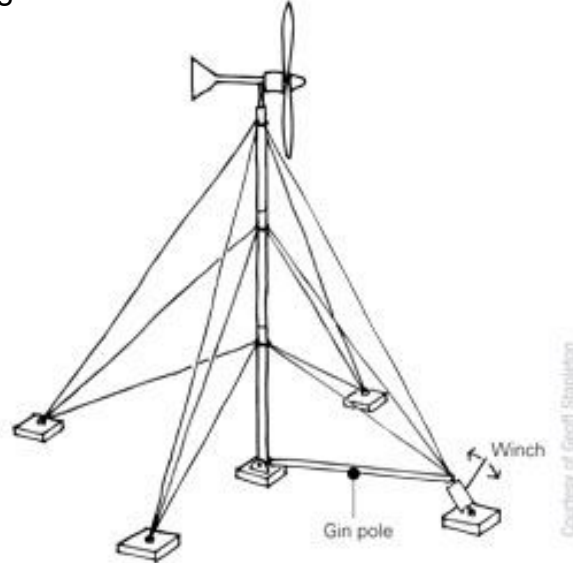
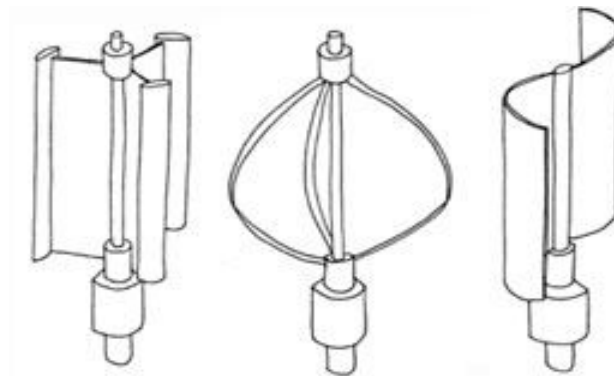


Figure 2: Vertical Axis Wind Turbine



(1) Solar Energy Systems

1. Development approval is not required for domestic solar energy systems located on residential dwellings and structures in accordance with the Residential Design Codes Section 6.10.2 External Fixtures.
2. Development approval is required despite the above clause for the installation of solar energy systems on any listed heritage structure or within a Heritage Area or Precinct or were subject to control under a Scheme Provision, Structure Plan, Policy, or the like.
3. Development approval is required for all free standing (ground mounted) solar energy systems.
4. Development approval is required for all commercial power generation solar energy systems. A commercial system is a system that is not

POL	RENEWABLE ENERGY SYSTEMS	LPP 5.9
-----	--------------------------	---------

designed to supplement a primary land use. It is a use on its own generating power to directly supply the integrated power network.

5. Development Approval is not required for roof mounted solar energy systems on Commercial, Industrial and Rural buildings provided that the system does not adversely impact on the streetscape or amenity of the area.
6. A building permit is not required for solar energy systems unless the structure of the building is being altered.
7. It is the property owner's duty of care to ensure that a solar energy system does not impact on the structural integrity of the building on which it is installed or any other structure.
8. Grid connected solar energy systems must comply with the requirements of relevant public authorities.

(2) Wind Energy Systems

1. Development Approval is required for all wind energy system installations within the City of Cockburn.
2. Consultation with abutting landowners will generally be undertaken for all wind energy systems. This will comprise written notification to adjoining landowners for domestic and small commercial systems. Larger wind turbines or arrays (including wind farms) may be advertised to a wider area and may include notices on site and in a locally circulating newspaper.
3. Wind energy systems shall be set back from a boundary a distance equal to or greater than the total height of the system. The total height of the system is taken from the existing ground level below the system. For example a turbine (including blade height) that has a height of 8m above the existing ground level where it is to be positioned, requires a minimum setback of 8m from a lot boundary.
4. Wind turbines may be permitted in association with residential dwellings subject to the height of the structure not exceeding 6m. Horizontal axis turbines on lots less than 2000m² will only be considered where the blade diameter is 2m or less. A greater height may be permitted on sites over 2000m².
5. Wind energy systems will generally not be supported within a street setback of a residential dwelling or commercial building, nor on the planes of a roof structure facing a public street or the like.
6. A building permit may be required for a wind energy system.

POL	RENEWABLE ENERGY SYSTEMS	LPP 5.9
-----	--------------------------	---------

7. All wind energy system installations must comply with the *Environmental Protection (Noise) Regulations 1997*. A noise impact assessment shall be submitted with all applications demonstrating the system's compliance with the Regulations.
8. Non-compliance with the *Environmental Protection (Noise) Regulations 1997* or the terms of a Development approval will result in enforcement action being initiated by the City.
9. Grid connected wind energy systems must comply with the requirements of relevant public authorities.
10. Wind energy systems shall be finished using non reflective materials and colours which complement the context of the immediately surrounding area.
11. Applications for wind energy systems will provide and assessment of the impact of light flicker on adjoining properties.

(3) Other Renewable Systems

Development Approval and a Building Permit may be required for other renewable energy system installations within the City of Cockburn. Contact the City of Cockburn for advice prior to any works.