

6.10 RENEWABLE ENERGY SYSTEMS

Introduction

This Policy is intended to provide guidance for the development of Renewable Energy Systems associated with buildings on land controlled under the City's Local Planning Scheme No.3.

Objectives

- Facilitate the introduction of renewable energy technologies into the City on a broad scale and address the potential planning issues associated with this change.
- Provide for the protection of the quality of the streetscape and amenity (particularly visual and acoustic amenity) of nearby properties from the impact of Renewable Energy Systems.
- Highlighting the environmental, economic and social benefits associated with renewable energy technologies.

Applications Subject of this Policy

This Policy applies to all Renewable Energy System developments within Residential and Non-Residential Zones.

Approvals Required

Planning Approval:

- An Approval to Commence Development is required for all Wind Energy System installations across all zones in the City of Stirling.
- Solar Energy System installations do not require an Approval to Commence Development.

Building Licence:

- A Building Licence is required for the installation of any Wind Energy System.
- A Building Licence is not required for the installation of a Solar Energy System, however it remains the property owner's duty of care to ensure that any installation does not impact on the structural integrity of the building on which it is installed or any other structure.

Definitions

"Wind Energy System" means 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.

"Small Wind Energy System" means a wind energy system that:

- a) is used to generate electricity;
- b) has a nameplate capacity of 2 kilowatts or less.

"Solar Energy System" means 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.

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

Acceptable Development Provisions

Renewable Energy Systems which comply with the following Acceptable Provisions are deemed to comply.

Wind Energy Systems

All Wind Energy Systems should comply with the following general and amenity provisions in addition to the development standards specified in Table 1:

General and Amenity:

- the system is not to be located between the front of the building and the street alignment;
- the system is not located on a property/building on the City's Heritage List or within the Heritage Protection Areas;
- the system is setback from overhead utility lines;
- the turbine system be fitted with an automatic and manual braking system or an over-speed protection device;
- the wind generator and any tower structure shall remain painted or finished the colour or finish that was originally applied by the manufacturer, unless roof-mounted, where the generator and/or tower may be coloured to match the surrounding roof;
- all electrical components and wires associated with a small wind energy system not to be visible from any public road;
- all signs, other than the manufacturer's or installer's identification are prohibited;
- systems that connect to the electric utility supply shall comply with the requirements of relevant public authorities; and
- Wind energy systems are to be adequately maintained at all times, in accordance with manufacturers specification.

Note: *The City of Stirling accepts no responsibility for, and will not prevent, disrupted renewable wind resource access with regards to neighbouring developments*

Solar Energy Systems

Solar Energy Systems are permitted to be located in all areas across the City. Approval to Commence Development is not required for the installation of a Solar Energy System. However, Solar Energy Systems should be designed or positioned on rooftops so as not to detract from the building itself or impose on the existing streetscape. Additionally, Solar Energy Systems constructed within the Heritage Protection Area, should not be located on rooftops facing the street.

Note: *The City of Stirling accepts no responsibility for, and will not prevent, disrupted solar access with regards to neighbouring developments.*

	RESIDENTIAL ZONES	MIXED USE ZONE AND NON - RESIDENTIAL ZONE
CLASSIFICATION	Small Wind Energy System Permitted	Wind Energy System Permitted Small Wind Energy System Permitted
NUMBER OF SYSTEMS	1 per lot	Undefined
NAMEPLATE CAPACITY	Max 2kW	Unlimited
HEIGHT	<p>Pole Mounted: Max 6m total height (above NGL)</p> <p>Roof Mounted: Maximum total height 3.0m above roofline</p> <p>Minimum 1m clearance from roofline</p>	<p>Pole Mounted: Max 10m total height (above NGL)</p> <p>Roof Mounted: Maximum 7.5m above roofline</p>
DIAMETER	2m blade diameter max	5.5m blade diameter max
NOISE	Compliance with the Environmental Protection (Noise) Regulations 1997	Compliance with the Environmental Protection (Noise) Regulations 1997
BOUNDARY SETBACKS (SIDE & REAR)	<p>Pole Mounted: The setback from boundaries is not less than the total height of the wind energy system.</p> <p>Roof Mounted: No minimum setback from boundary, however Wind Energy System to be located minimum of 7.5 metres from major opening of adjoining dwelling.</p>	<p>Pole Mounted: The setback from boundaries is not less than <u>half</u> of the total height of the wind energy system.</p> <p>Roof Mounted: No minimum setback from boundary, however Wind Energy System to be located minimum of 7.5 metres from major opening of adjoining building.</p>

TABLE 1 – Wind Energy System Development Standards

Variations

The provisions in this policy should not restrict advances in renewable energy technology being implemented within the City of Stirling. Where a proposal does not meet the specific requirements of this policy, discretion shall be applied in determining any development application in accordance with the objectives of this Policy.

Advertising

Where a variation to the Renewable Energy System development standards is proposed the wind energy system shall be treated as an 'D' use and advertised in accordance with the requirements for a 'Simple DA' under the City's Public Consultation Procedure.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
Adopt	0810/071	14 Sep 2010