



ACT Heritage Council

File Reference: [REDACTED]

Contact Officer: [REDACTED]

Phone: [REDACTED]

Graham Mannall
[REDACTED]

Dear Graham

Solar Panel Installation at [REDACTED]

I refer to your submission of 25 July 2022, regarding the installation of additional solar panels at [REDACTED]

The block is located within the [REDACTED] (the Precinct), a registered heritage place on the ACT Heritage Register (the Register), and also contains an identified dwelling. The 'Specific Requirements for the Conservation of the Precinct' (the Guidelines) within the Register entry outline the requirements for development within the Precinct.

The application seeks approval from the ACT Heritage Council (the Council) for the installation of 15 solar panels on north facing side roof slopes of the dwelling. The solar panels will be partially visible from the public domain.

The Guidelines for the Precinct include the following:

- Mandatory Requirement 4.2c: *"Roof elements...shall be sited to minimise visibility from the street or adjacent public domain."*

Additionally, the Council's *General Conservation Policy for External Solar, Water, Air conditioning and other Services in Heritage Places* (the Policy) sets out the best practice for the installation of solar panels within heritage places, including:

- *"All services should avoid or have minimal visual impacts on the heritage place particularly when viewed from the public domain";*
- *"Solar panels should be sited away from the public domain unless this is the only practical orientation";* and
- *"The following locations for the placement of solar panels should be considered to avoid or to minimise visual impacts: on rear or side roof slopes; on a garage, carport and other outbuildings rather than the house; or free-standing installations at the back of a house".*

The current proposal would increase the total number of solar panels on the dwelling to 51, with an earlier proposal for 36 panels on rear roof slopes of the dwelling endorsed by the Council on 3 December 2021.

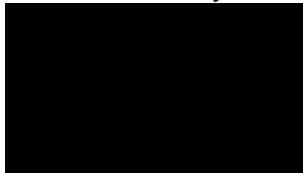
Following review of the proposal, I note that no solar panels are proposed on the street facing roof of the dwelling. However, the proposed installation of panels is on the north roof slope of the dwelling and will have some partial visibility from the street. The visual impacts of the new panels would be highest on the eastern roof plane, which is closest to the street, and which is significantly higher than the western roof plane.

Additionally, I note that a 18.87kW solar energy system is a relatively large size installation for a single residential dwelling, and the Council considers that such systems may not be justifiable where they have heritage streetscape impacts. Instead, the Council prefers a balanced outcome – which provides for solar energy in ways that do not diminish heritage significance values.

In this context, and as a delegate of the Council, I advise that:

- 1) The installation of six panels on the western roof plane is supported subject to the following conditions:
 - a. Solar panels should be of a neutral or dark colour; and
 - b. Solar panels should have minimal angles to the roof and be as flush as possible with the roof plane.
- 2) The installation of nine panels on the eastern roof plane is not supported, as these will have visual impacts on the heritage streetscape.

Yours sincerely



Meaghan Russell
**A/g Director (as delegate for),
ACT Heritage Council**

28 November 2022