

SHIRE OF TEMORA

PLANNING REPORT

GIDGINBUNG SOLAR FARM

Report to Southern Joint Regional Planning Panel

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EXECUTIVE SUMMARY

A modification development application (DA23/2016 Part 2) has been lodged with Council, seeking a modification of DA23/2016 to provide consent to increase from a proposed 15MWp to 25MWp solar farm. The previous proposal was approved by the Southern Joint Regional Planning Panel on 17 May 2016.

The proposal involves installation of solar photovoltaic panels, with supporting inverter stations and transformer substation across a 53.2 hectare footprint. The subject land is a cleared agricultural property.

The proposal is private infrastructure and community facilities over \$5 million. The proposal has a capital investment value of \$28 million dollars.

The proposal was placed on public exhibition from 5 January 2018 to 5 February 2018 in accordance with the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2000* and the Temora Shire Development Control Plan 2012. Four submissions were received during the notification period. Issues covered by submitters include agricultural land, Aboriginal heritage, visual impact, glint and glare, drainage issues, road infrastructure and noise concerns.

The application is recommended for approval as the development will have a positive economic benefit for the broader community by providing renewable energy using efficient solar panels. Impacts of the proposed development can be suitably mitigated due to separation from nearby dwellings and inclusion of vegetation screen planting.

DA No.	Modification DA23/2016 Part 2
APPLICANT	Hydro Power Pty Ltd
PROPERTY	Lot 158 DP 750621, 124 Taylors Road, Gidginbung
OWNER	Hydro Power Pty Ltd
PROPOSAL	Modification of DA23/2016 to increase from proposed 15MWp to 25MWp solar farm, involving construction and operation, including: • Solar Photovoltaic (PV) panels on single-axis trackers • Inverter stations • Transformer substation

NOTIFICATION	• Electrical cabling • Access from Taylors Road • Internal access tracks • Perimeter security fencing and landscaping Advertising of this application for a period of 32 days, between 5 January 2018 and 5 February 2018, has been provided as part of the assessment process. • Notification letters to thirty-nine adjoining/nearby landowners, located within 5 kilometres of the subject lot boundaries. • Notification letters to NSW Office of Environment and Heritage, Roads and Maritime Service and NSW Department of Primary Industries • Newspaper advertisement on Friday 5 January 2018 • Council's website and social media awareness
SITE DESCRIPTION	The subject land is located approximately 13 kilometres north-east of Temora, and consists of a single lot of approximately 65 hectares, with dimensions of approximately 975 metres x 700 metres. The site has frontage to Taylors Road and is located approximately 1.1 kilometres from the intersection of Taylors Road with Goldfields Way. The site is predominantly cleared and used for agricultural purposes, cropping and grazing, and contains a few scattered paddock trees. There are two farm dams in the south-western corner of the lot. Adjoining land is also used for similar agricultural purposes. The closest dwelling to the subject site is approximately 200m metres on the south-western boundary of the subject site, on an adjoining property. This adjoining land has recently been approved to be developed as a poultry rearing facility housing 140,000 birds. Two dwellings are located adjoining the intersection of Taylors Road and Goldfields Way, approximately one kilometre west of the subject site. Another dwelling is located approximately 500 metres from the eastern boundary of the subject site. Figure 1 shows a location of the proposed development.



Figure 1: Location of proposed development

As noted from Figure 1, the subject land is located on the southern side of Taylors Road and has proximity to Goldfields Way. Figure 2 provides an aerial image of the site.

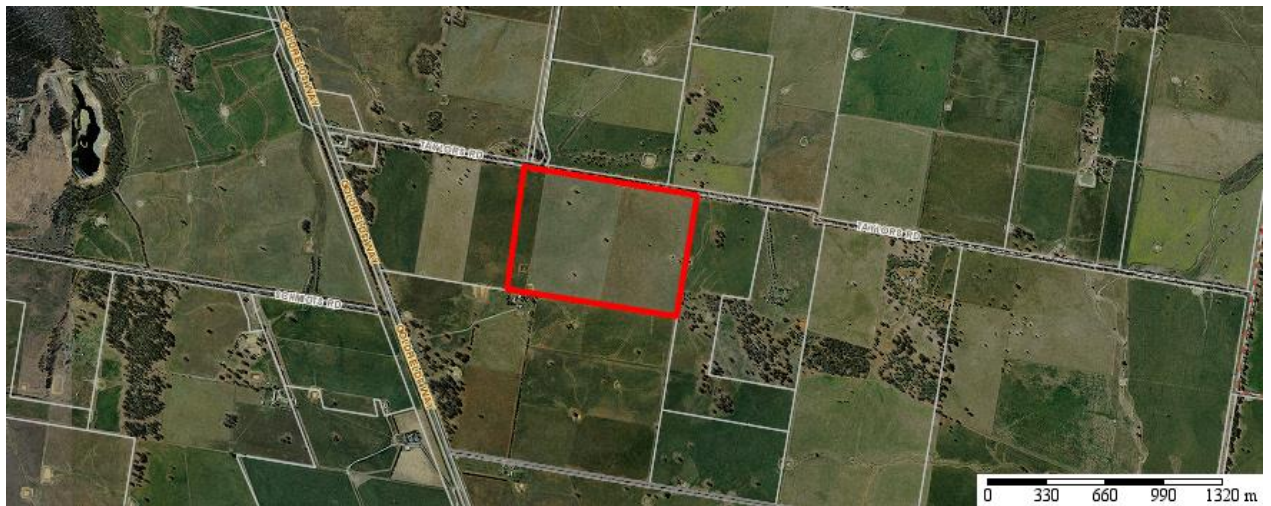


Figure 2: Aerial image of the subject land

As noted from Figure 2, the site is predominantly cleared and is currently used for broad scale agriculture. Adjoining and nearby land has similar land uses.

DEVELOPMENT DESCRIPTION	The development is substantially the same as the proposal that was approved in 2016, involving the installation of solar panels and supporting infrastructure. To achieve the proposed increase from 15MWp to 25MWp, the development uses higher efficiency PV modules and closer placement of the mounting systems. The overall footprint of the development is proposed to increase by 8.4ha, from 44.8ha to 53.2ha.

ASSESSMENT	The following matters are considered under section 79(C) of the Environmental Planning and Assessment Act, 1979, as part of the assessment of the proposal. <u>State Planning Controls</u> 1. State Environmental Planning Policy (SEPP) (Infrastructure) 2007 is relevant to this application. The application is considered under Division 4, Electricity generating works or solar energy systems. The application falls within the definition of a solar energy system, which includes a photovoltaic electricity generating system. Under Clause 34, (7) Solar energy systems Except as provided by subclause (8), development for the purpose of a solar energy system may be carried out by any person with consent on any land. (8) Development for the purpose of a photovoltaic electricity generating system may be carried out by a person with consent on land in a prescribed residential zone only if the system has the capacity to generate no more than 100kW. As the proposal is not located on land that is zoned prescribed residential land, the proposal can be considered for consent. 2. SEPP (Rural Lands) 2008 is relevant to this application. The aims of this Policy are as follows: (a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes, (b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State, (c) to implement measures designed to reduce land use conflicts, (d) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations, (e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions. The proposal responds to these aims, as the proposal involves the use of only one 65 hectare parcel of rural land. The design has responded to the need to reduce land use conflicts by separating the proposed structures from existing rural dwellings. The proposed use will not impact upon the ability of adjoining and nearby landowners to carry out normal farming operations.
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	The Rural Planning Principles within the Policy are as follows: (a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas, (b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State, (c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development, (d) in planning for rural lands, to balance the social, economic and environmental interests of the community, (e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land, (f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities, (g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing, (h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General. The proposal has responded to the rural planning principles by presenting a sustainable economic activity in a rural area, which provides both social and economic benefits to a rural community, and will not result in adverse environmental outcomes. The proposal enhances local native vegetation and biodiversity with the inclusion of additional plantings to compensate for the loss of four isolated paddock trees, as well as provide suitable natural screening for the development. The proposal will not result in demands on water resources and local flooding, drainage and erosion risks can be managed as part of proposed controls. Due to the increase in the footprint of the development, the construction period is expected to be slightly longer than the six month timeframe proposed under the original development application. However, the proposed peak of 29 vehicle movements per day will remain the same. Management of any overlap with harvest season and related movements of
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	heavy agricultural equipment will be required. Following completion of the project, the expected low levels of maintenance vehicle traffic will not result in significant demands upon local road infrastructure. There are no deemed SEPPs which relate to this Region. <u>Local Planning Controls</u> The site is zoned RU1 Primary Production under the Temora Local Environmental Plan (LEP) 2010. The proposed use of solar energy system is not permitted with consent in this zone. However, the proposal relies on permissibility with consent under SEPP (Infrastructure) 2007. The objectives of the RU1 Primary Production zone are: • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To minimise the degradation of natural scenery and rural landscapes. • To encourage the conservation and efficient use of water. • To protect, enhance and conserve the natural environment, including native vegetation, wetlands and other natural features that provide wildlife habitat, protect flora and fauna, provide scenic amenity and that may prevent or mitigate land degradation. • To encourage the provision of tourist accommodation in association with agricultural activities. The proposal responds to the objectives of this zone, by providing diversity in suitable rural land uses, responding to the local natural resource of high solar radiance and enhancing native vegetation resources. The proposal does not involve subdivision or fragmentation of rural land, as it is fully contained within a single lot and does not inhibit the nearby routine farming operations. The proposal has been designed to minimise conflict with adjoining land uses by separating the proposed solar structure from existing dwellings. The proposal seeks to improve scenic amenity through natural screen planting.
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LIKELY IMPACTS	The Temora Shire Development Control Plan 2012 is relevant to this application. The chapters relevant to this proposal are: • Development Applications The application is supported by relevant plans and a supporting Statement of Environmental Effects (SEE), prepared by Hydro Power Pty Ltd. The original SEE prepared by Geolyse remains relevant to the application, except where amended by the Hydro Power SEE. • Notification of Development Applications The application was notified to the adjoining landowners and public authorities, and has been advertised in accordance with the above chapter of the DCP. • Rural Development Measures to protect the amenity of surrounding residents have been considered and incorporated into the development design. This includes siting, stormwater management and landscaping. - Reduced exposure to neighbouring dwellings and - good vehicular access, - suitable area to accommodate landscaping to screen the development site, and - suitable land capability Environmental - Natural The proposal is located on cleared farmland. As in the original application, four isolated paddock trees are proposed to be removed as part of the development. The applicant has included a proposed process to mitigate impacts of the removal of these trees, including procedure for timing, ecologist inspection, relocation of any fauna and reuse of hollow bearing limbs to the habitat landscaping area within the site. The applicant proposes to include the 4m wide screen plantings as required under the condition of consent for the original development application. The site is not identified as being within a Flood Planning area. Overland flow across the site will be managed through the conversion of an existing farm dam to a detention basin. Erosion risk during and post construction can be managed through relevant conditions of consent. The site is not identified as contaminated land. Noise impacts during construction will be managed through conditions to limit the timing of construction to approved construction hours. No noise impacts post construction are expected. Air quality impacts will require management during construction, to suppress dust generation. This will include strategic watering and suspending works during excessively dry and windy conditions.
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	The site is not identified as Bushfire Prone land. However, as the site is located in a farming area, there is always a risk that a grassfire could occur on nearby or on the subject land. In accordance with the conditions of the original development application consent, the applicant confirms their intention to develop a Construction Environmental Management Plan and an Operations Environmental Management Plan in order to develop procedures to reduce the risk of a bushfire threat and to manage a fire emergency event. These procedures will be developed in conjunction with the Rural Fire Service, Essential Energy and nearby residents. Measures will include ongoing maintenance to reduce fuel load, staff training, access arrangements, isolation of electricity operations during a fire emergency and onsite fire fighting equipment. The proposal does represent a significant change to the rural landscape, as it is a change from cleared farmland to a large scale electrical installation. The visual impact of such a change is subjective. The applicant acknowledges that the proposed use is substantially different from the current landuse of open farmland. However, the applicant provides the following information about the means to minimise the level of visual impact of the proposed development: - Separation of the development from the closest neighbour, through consultation with the neighbouring landowner, and inclusion of 4 metre wide landscape screening to minimise visual impact and glare. - Minimising impact upon all adjoining/nearby neighbours through the vegetation zone - Reducing the number of inverters, through efficiency, to reduce noise impacts - Inclusion of stormwater retention basins to manage runoff. The applicant has proposed a revision of the landscaping as was shown on the original plans submitted with the DA in 2016. In consultation with the landowner to the immediate south, the extent of proposed landscaping in this south-western corner has been scaled back. The four metre wide screen planting, as required by the 2016 DA remains, however the width of the additional screen planting has been reduced in consultation with the new landowner. The new landowner on the southern boundary did not submit any objection during the public exhibition period. The request for reduced landscaping to accommodate the additional solar panels proposed under the modification application is considered reasonable and is supported. - Built The site is cleared, with no existing built structures. The development has been designed to minimise impact upon nearby residents, by providing as much separation as possible from the closest residence and including landscaping screen planting to reduce visual impact
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	upon that neighbour. Road impact as a result of construction of the proposal is expected to be minimal. There will be an increase in the number of heavy vehicles using Taylors Road. The condition of the road will be assessed prior to construction commencing and any deterioration of the road as a result of the development will be repaired following completion of construction, to the satisfaction of Council. The applicant has requested deletion of Condition 17 of the original consent, being <i>A small site office including amenities/staff facilities (accessible) shall be provided on-site for the use by maintenance staff/contractors. A conventional septic tank with a 20m absorption trench may be utilised to dispose of any effluent produced on-site. An amended site plan shall be submitted to and approved by Council, prior to any work commencing.</i> The applicant has advised that temporary site offices be installed at the site during construction, with waste disposal from the site offices to occur by a licensed specialist. Further, the applicant advises that permanent onsite amenities/staff facilities are unnecessary when the site will require no permanent staff or contractors. Temporary facilities are proposed to be adequate, with maintenance of these facilities managed by the Operations and Management subcontractor. This request is considered reasonable and is supported. Social The positive social impacts of the development are the opportunity to provide additional employment opportunities, and sourcing of local goods and services, during construction, as well as skilled employment opportunities covering long term maintenance of the site. The alteration of the visual landscape is being managed through the use of the landscape screening Economic The economic impacts of the development are positive with the opportunity to provide alternative, renewable energy supply services in Temora, as well as employment opportunities, supply of materials and demands for locally sourced services, such as accommodation, fuel and meals for visiting workers. SUITABILITY OF THE SITE The suitability of the site relates to its access to regular solar radiation, flat topography, cleared site, access to electricity infrastructure, and proximity to road infrastructure. The site is sufficiently separated from major urban centres, yet has reasonable proximity to enable ease of access to supplies, services and workforce. The site has existing native vegetation that assists with screening the development, and has suitable land available for additional screen planting. SUBMISSIONS As a result of the notification of the development proposal, four written
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	submissions were received. Issues covered by submitters include agricultural land, Aboriginal heritage, visual impact, glint and glare, drainage issues, road infrastructure and noise concerns. A summary of these submissions is provided in Table 1. Table 1: Summary of submissions received relating to proposed Gidginbung Solar Farm	
Submitter name	Submitter comments	Council comments
Office of Environment and Heritage	Concur with the assessment that there will not be any additional impact on biodiversity (including threatened species) from the proposed modification to the development footprint. An appropriate assessment of any areas not subject to prior Aboriginal cultural heritage assessment should be carried out. Request inclusion of condition relating to discovery of any Aboriginal objects during construction	Note that in original assessment, comments from OEH advised that biodiversity impacts are minimal due to removal of four isolated paddock trees and establishment of two hectares of native species. Note that OEH has not raised concerns relating to impacts on biodiversity as a result of this modification application. Noted. The Young Local Aboriginal Land Council, under the preceding application, previously assessed the site, and no concerns were raised. Noted. This condition was included under the previous approval and can be included as part of the current application.
	Applicant comment: Applicant advised that the Aboriginal site inspection covered the entire parcel of land, not just the previous solar farm footprint, so no additional inspection is required.	
Department of Primary Industries (DPI) Agriculture	No further comments on modification application.	Noted.
Department of Primary Industries (DPI) Water	No comments	Department was invited to comment however no written comments were received.
Roads and Maritime Service (RMS)	Consider the proposal to be a small scale solar farm and the intersection of Taylors Road and Goldfields Way is a sealed intersection with sight distances	Noted

	that appear to comply with the Austroads Guide to road design for the posted speed limit.	
G & C Newton 1450 Goldfields Way Gidginbung	Consider that increasing the solar farm from 15MWp to a 25MWp nearly doubles the size of the project and a whole new environmental impact study is required as the impact on surrounding residents will be nearly doubled Visual impact of not suiting or blending in with the current environment Increasing the number of panels impacts more closely on their boundary and increases the chance of offensive glare issues Increasing the number of inverters will increase the chance of electrical noise emissions and electrical interference Concern of excessive water runoff	Noted, however disagree with the need for the modification DA to require a full new SEE, as the site is the same and the issues are the same. The increase in the output of the solar farm does not require a doubling of the footprint. The increase by 8.4ha, from 44.8ha to 53.2ha is considered modest. The increased in area is located predominantly on the southern side of the development site. The new proposal will be commence 7.5m from the subject property boundary, rather than 28m in the original application. The difference of 19.5m closer to the submitters' home is considered to be minor over the one kilometre separation distance. A four metre wide screening planting will reduce the visual impact of then proposal. Agree that the development is a change from grazing land. The developer has included a 4m vegetated screen as part of the proposal. The photomontages completed as part of the original application remain relevant to the amending DA and demonstrate that the impact upon the neighbouring property is modest and will be mitigated through the screen planting. Agree that the modification does propose additional panels, however the impact to the boundary closest to the submitters is considered to be a small increase. The proposal reduces the number of inverters from 9 to 7. The original DA included Section 6.12 Electromagnetic Fields. The modified DA will be required to comply with the Australian Radiation Protection and Nuclear Safety Agency standards. The applicant has provided additional

	due to the installation of additional hard surfaces directing water towards Taylors Road and the submitters' property	information on this point, detailing the process of tilting the solar panels during a rainfall event and the inclusion of water detention swales to manage overland flow and direct water towards the dams located in the south-western corner of the property.
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PUBLIC INTEREST

The amended proposal has generated some public interest, with recent media coverage of the proposal. However, the level of interest has been less than that which occurred with the original application.

It is in the public interest to support development that provides an overall benefit to the community, which responds to the intentions of planning controls, provides investment, is located on a suitable site, responds to the constraints and features of the site, is sufficiently serviced and mitigates against the adverse impacts associated with the development.

Equally important, it is in the public interest to protect existing residents and the wider community from development that is unsuitable, that will have overall adverse impacts upon their livelihood, and where these adverse impacts cannot be overcome.

In relation to this proposal, there is an overall benefit to the public in supporting the development of the Gidginbung Solar Farm, as the proposed use is suitable for the site. Measures to reduce the impacts of the proposal on those located closest to the infrastructure have been included within the development plan.

CONCLUSION

The proposal represents a significant change in land use for the subject site from the existing broad scale agriculture use to a constructed broad scale energy infrastructure system.

The applicant has chosen a site that has benefits in access to solar supply, flat topography, cleared location, ease of access to electricity infrastructure, proximity to a small urban centre and suitable road infrastructure access. The amended application provides for efficient use of the site and seeks to mitigate against the effects of the proposed development.

The site is sufficiently separated from major population areas. However, as is the case with most developments, there will remain some residents living in proximity to the development site, who will be able to view the proposed land use.

The developer seeks to mitigate the potential adverse impacts of the development through screen planting to protect the rural views of the closest residents. The developer has also sought to provide additional information to respond to the concerns raised by nearby residents as part of the community consultation process. The increase in solar

panels associated with this application is predominantly on the southern side of the site, where impacts upon residential properties are minimised.

The provision of a solar farm in Temora Shire provides additional economic benefits of a diversifying economy, investor confidence and responding to broader national needs of renewable energy supply.

The proposal for the construction and operation of a 15MW solar farm at 124 Taylors Road, Gidginbung is supported.

RECOMMENDATION

That approval be given to Hydro Power Pty Ltd to construct and operate a 25MWp solar farm at Lot 158 DP 750621, 124 Taylors Road, Gidginbung.

GENERAL

1. The applicant shall carry out the proposal, and works shall be undertaken, in accordance with the information supplied to Council, detailed as follows:

- (a) The development application 23/2016 Part 2 dated 20 December 2017, submitted to Temora Shire Council
- (b) The Statement of Environmental Effects – Gidginbung Solar Farm, prepared by Hydro Power Pty Ltd, including the map J-1795-100 Concept Site Layout prepared by Clean Technology Partners
- (c) The original Statement of Environmental Effects – Gidginbung Solar Farm, prepared by Geolyse, except where modified by the Hydro Power Pty Ltd Statement of Environmental Effects

unless otherwise specified by the conditions of this consent.

2. The use not commencing until such time as **ALL** the requirements of the conditions of this consent have been carried out to the reasonable satisfaction of Temora Shire Council, as signified in writing.
3. The developer must at all times maintain on the job, a legible copy of the plans and specifications bearing the consent of Council.
4. A notice bearing the lot number, property address and the developers name and details shall be prominently displayed at the front of the land from the time the development application is approved until the development is complete.
5. The development shall be carried out in conformity with the provisions of the Environmental Planning and Assessment Act, 1979, and the Regulations made thereunder, in accordance with the plans and specifications approved by Council. No departure from the approved plans and specifications shall be made unless the prior approval of Council has been obtained in writing.
6. Toilet facilities are to be provided, at or in the vicinity of the work site, on which a building is being erected.

7. All practicable measures must be taken to prevent and minimise harm to the environment as a result of the construction and operation of the development.
8. All operations and activities occurring at the premises must be carried out in a manner that will minimise dust at the boundary of the premises.
9. Construction works may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday.
10. Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
11. The development site must be left clear of waste and debris at the completion of the works.
12. Access to an existing easement pipe for water, located along the southern boundary, including gate access from the adjoining landholding, shall be maintained at all times, both during and post construction.

PRIOR TO CONSTRUCTION

13. Contact shall be made with the Local Brigade of the NSW Rural Fire Service and details about the construction schedule, contact numbers and site access arrangements shall be shared.
14. Consultation with nearby landowners shall occur prior to construction commencing to advise of the construction schedule and the Construction Environmental Management Plan (CEMP). The CEMP shall include management of interactions between construction vehicles and any farm machinery movements on roads, particularly during harvest time (November – December).
15. Prior to the issue of the Construction Certificate, a Construction Management Plan shall be prepared and submitted for approval by Council. The approved plan shall be implemented during construction of the solar electricity system. The plan shall include a range of management controls as outlined in the approved SEE and other conditions listed in this consent. The plan shall include, but not limited to:
 - Aboriginal Heritage Management
 - Construction Traffic Management
 - Bush Fire Management
 - Waste Management
 - Erosion and Sediment Control
 - Noise Management
 - Dust Management
 - Soil and Water Management
 - Integrated Site Restoration

- Operation Hours
 - Security Management
 - Requirements and conditions of Essential Energy to connect to the state power grid
16. Prior to construction work commencing, the applicant shall prepare and provide a report to the satisfaction of Council, detailing the condition of Taylors Road. Following completion of construction, a dilapidation report shall be prepared by the applicant detailing the subsequent condition of Taylors Road. Any deterioration of Taylors Road as a result of project construction shall be rectified by the applicant to the satisfaction of Council.
 17. Amenities for the construction of the solar farm shall be provided by the construction contractor as relocatable site offices, including temporary amenities facilities. Waste from the facilities shall be regularly removed by a licensed contractor.
 18. Details of the proposed colours of the inverter stations, substation, temporary site office/amenities, water tanks and security fence shall be submitted to and approved by Council. Muted colours are required, such as Colorbond 'Surfmist' walls, (inverter station, substation and site office), Colorbond 'Shale Grey' roof (site office), Colorbond 'Woodland Grey' gutters, downpipes, fascia (site office), Colorbond 'Pale Eucalypt' water tanks and black powder coated security fence.

DURING CONSTRUCTION

19. The applicant shall be responsible for compliance with the requirements of the WorkCover Authority of NSW.
20. The applicant shall minimise the creation of dust due to vehicle movements onsite and along Taylors Road, through reduced construction vehicle speed and dust suppression using a water truck, where required. This requirement should be reflected in the Construction Environmental Management Plan (CEMP), with all workers and contractors to be made aware of its contents.
21. If, during construction, a potential site of Aboriginal heritage or potential Aboriginal object, is uncovered, all work in the vicinity of that area shall cease.
22. If any Aboriginal object is discovered and/or harmed in, on or under the land, the proponent must:
 - not further harm the object
 - immediately cease all work at the particular location
 - secure the area so as to avoid further harm to the Aboriginal object
 - notify OEH as soon as practical on 131555, as well as the Young Local Aboriginal Land Council, providing any details of the Aboriginal object and its location

- not recommence any work at the particular location unless authorised in writing by OEH and Young Local Aboriginal Land Council.
- 23. The existing Aboriginal scar tree, noted on Sheet EV02, known as Site 50-1-0006, shall not be impacted upon in any way as a result of the construction of the solar farm or maintenance of the power line. The Site shall be identified in advance of construction in the Construction Environmental Management Plan (CEMP), identified in staff induction procedures, and isolated from the construction site.
- 24. Landscaping of the site shall be in accordance with Section 4.7 of the SEE, except where varied by these conditions.

POST CONSTRUCTION

- 25. Appropriate safety signage shall be displayed adjacent to the site entrance on Taylors Road advising of emergency contact details.
- 26. A landscape strategy that provides for a minimum of four (4) metres of landscape screening around the full property boundary shall be submitted to Council for approval prior to release of a construction certificate. The landscape strategy shall include the proposed landscape zone shown in the SW corner on Drawing No. J-1795-100 Concept Site Layout (Gidginbung Sloar Farm) prepared by Clean Technology Partners. The landscape species shall incorporate those detailed in section 4.7.2 of the SEE and incorporate suitable advanced species. that occurs shall be maintained by the applicant for a period of two years, including suitable watering and replacement of lost plantings.
- 27. The approved landscaping strategy shall be implemented prior to the commencement of the facility and be maintained for the life of the facility.
- 28. The boundary fencing shall remain as a rural type fencing style similar to existing. Any security fencing shall be located a minimum of five (5) metres inside the property boundaries and suitably screened with vegetation as per the required landscape strategy.
- 29. The site shall be monitored and maintained to a satisfactory condition by maintenance staff, for the management of grass and weeds growth and any indications of erosion. Prior to the commencement of the Bushfire Danger Period, a joint inspection shall be conducted in conjunction with Temora Shire Council's Director of Environmental Services and the Captain of Pinnacle Bushfire Brigade, to ensure that vegetation mitigation measures have been conducted to a satisfactory standard.
- 30. Prior to release of Occupation Certificate:
Prior to the commencement of the solar energy system an Operation Environmental Management Plan (OEMP) shall be prepared and submitted for approval by Council. The approved plan shall be implemented for the lifetime of the development on the subject site. The Plan must include a range of measures as outlined in the approved SEE which include, but are not limited to:

- a) General maintenance and operation of the site e.g. inspection times, contact details of the site manager/maintenance staff;
 - b) Addressing complaints relating to the operation of the premise;
 - c) Access arrangements to the site;
 - d) Emergency, safety and security;
 - e) Bushfire management; and
 - f) Reviews, amendments and updates to the plan.
31. Consultation with nearby landowners shall occur prior to the completion of the Operations Environmental Management Plan (OEMP). The OEMP shall include management of fire risk and fire emergency procedures.
32. Should the solar energy system be decommissioned a Decommission Plan shall be prepared and submitted for approval by Council. The plan shall include management controls regarding decommissioning and removal of all solar arrays, above and below ground infrastructure and any structures or infrastructure relating to the solar energy works, upon cease of solar energy works. All works shall follow the same management principles outlined in the Construction Management Plan.

Appendix 1

Location Photographs



Plate 1: Subject site from Taylors Road, looking south west. Site has recently had a stubble burn in preparation for sowing.



Plate 2: Subject site, looking south east towards “Dunboy”. Note overhead power lines onsite.



Plate 3: Subject land, looking south



Plate 4: Subject land, looking west towards Goldfields Way and Newton property



Plate 5: View from property of G & C Newton, towards subject site



Plate 6: View from property of G & C Newton, towards subject site, from back porch



Plate 8: View from property of G & C Newton, outer paddock

Appendix 2

Written submissions

1. Office of Environment and Heritage
2. Department of Primary Industries – Agriculture
3. Roads and Maritime Services
4. G & C Newton