

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-174
DA Number	DA2018/11.4
LGA	JUNEE SHIRE COUNCIL
Proposed Development	(Modification to) 30MG Solar Farm
Street Address	346 Old Sydney Road, Marinna
Applicant/Owner	Mr Ian Kirkham METKA EGN AUSTRALIA PTY LTD ABN: 29 627 887 709
Date of DA lodgement	22 August 2022
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> Zero Submissions received
Recommendation	Approval – Subject to conditions outlined in the assessment report
Regional Significant Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021	<ul style="list-style-type: none"> (5) Private infrastructure and community facilities over \$5 million. The original development would be considered as regionally significant given it involves a “electricity generating works” with a value exceeding \$5 million. The proposed modification to the original consent has no impact on these criteria.
List of all relevant s4.15(2) matters	<ul style="list-style-type: none"> The modification does not rely on any non-discretionary development standards and seeks only to amend the landscaping screen requirements as imposed by condition 1(f) of the original Development Consent. Further details provided in the report.
List all documents submitted with this report for the Panel’s consideration	<p>Documents submitted to support the Application</p> <ul style="list-style-type: none"> Appendix A - Development Approval Modification - May 2020 Appendix B - IRIS Visual Planning + Design – Visual amenity Assessment Appendix C - IRIS response to request for additional inf Oct 2018 Appendix D - Accent Environmental - Visual Impact Assessment 15 July 2022 Appendix E - Site Lease Agreement Appendix F - NSW Solar Farms likely to improve soil fertility Appendix E - Owners Consent
Clause 4.6 requests	<ul style="list-style-type: none"> Nil
Summary of key submissions	<ul style="list-style-type: none"> Nil Submissions.
Report prepared by	Chris Imrie – Environmental Health and Building Surveyor
Report date	11 November 2022

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Not applicable

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council’s recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes

SECTION 4.55 (2) MODIFICATION ASSESSMENT – DA2018/11.4 – 30MW Solar Farm

In determining this development consent modification application, Council considered the following matters:

1. Development application details

DA Number	DA2018/11.4
Applicant	Ian Kirkham of Metka EGN Australia Pty Ltd
Owner	John Maloney
Property	Lot 3 DP585471, Lot 2 DP585471 346 Old Sydney Road, MARINNA NSW
Development	<p>Application to modify the current Development Consent DA2018/11.3 issued 7th May 2020 for the 'Construction and Operation of a 30MW solar farm.</p> <p>The original development application was referred to the Southern Joint Regional Planning Panel who ultimately granted consent for a 26MW solar farm on the 2nd November 2018.</p> <p>This original consent was modified by Council on the 6th December 2018 to allow up to 30MW solar farm to be constructed with a future battery storage bay added. This modification made no "onsite" changes to the original development and was achieved by adding a new condition of consent (No.41) and making a minor change to an existing condition (No.42).</p> <p>The modified consent was again modified by Council on the 5th May 2020, whereby an existing condition (No.10) limiting construction hours was amended to allow construction to start an hour earlier than originally specified.</p> <p>Council has since received a third request to modify the development consent. This new application seeks to modify the landscape screening requirements outlined in condition 1(f) of the Development Consent.</p> <p>The applicant has requested to delete the existing referenced document and instead refer to <i>the screening recommendations image in the visual impact assessment report dated May 2022 and the agreement between the landholder and resident of R1 as documented in the landholder's permission letter; install a 5m wide and 685m long vegetation screen along the Junee Solar Farm eastern boundary and to block 2 vegetation gaps along Old Sydney Road.</i></p> <p>Detailed reasons for the modification have been provided in the submission, however, to summarise:</p> <ul style="list-style-type: none">• The original Development Consent referenced a "Visual Amenity Assessment" that required the majority of the perimeter of the 94ha site be provided with a 5-metre-wide landscaping screen (See Image 2).• Once construction of the solar farm was nearing completion a review of visual impacts was undertaken which found the original requirements were unnecessary and mostly unsupported by adjoining landholders.• A revised Visual Amenity Assessment was prepared that recommends a greatly reduced landscaping screen be established in specific areas around the site. (See image 3).
Site analysis	<p>The property consists of an existing rural holding with an area of around 880ha. The development site uses part of two existing lots within this holding totalling an area of 94ha.</p> <p>The proposed modification does not seek to alter the location or area of the development from that originally approved. A site locality plan has been provided in Image 1</p>

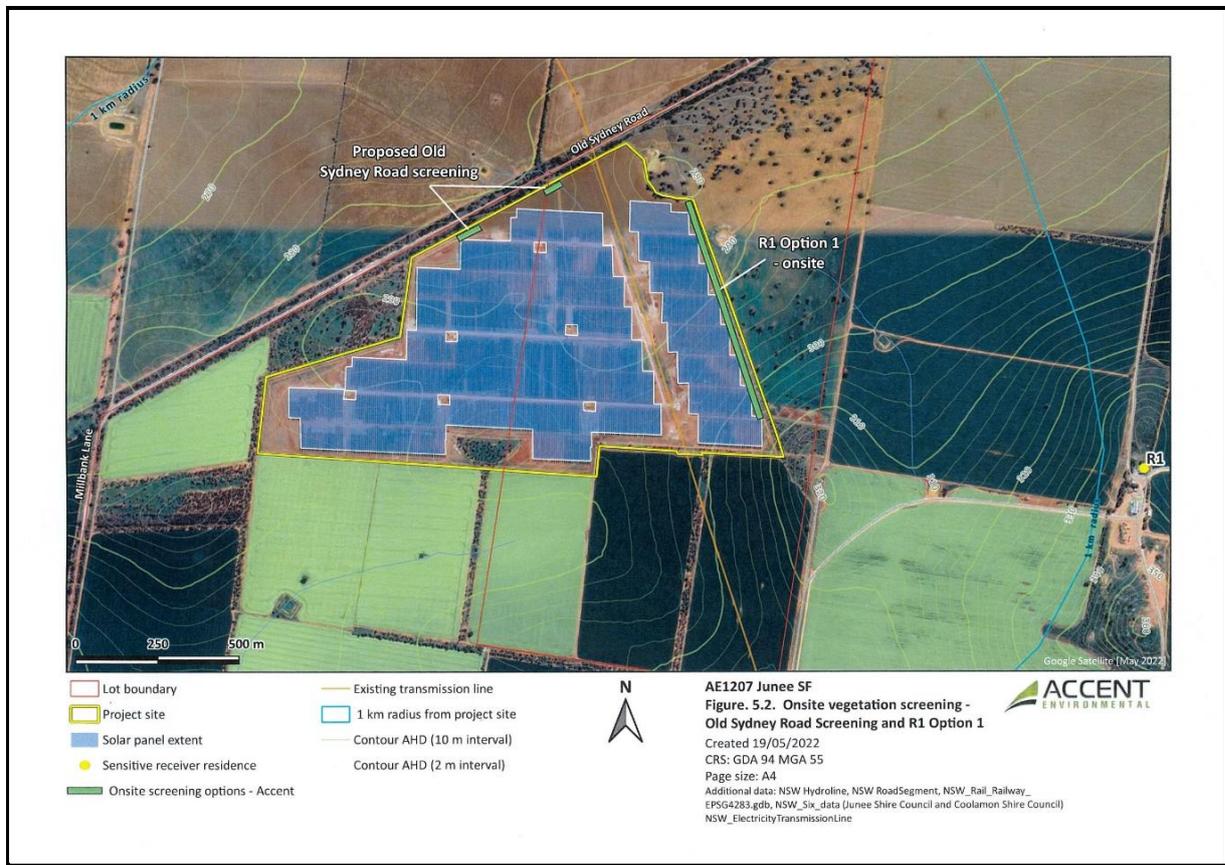


Image 3 – Junee Solar Farm – newly proposed landscape screening plan dated 19.05.2022

2. Section 4.15(1) Matters for Consideration

4.15(a) The Provisions of Any Environmental Planning Instrument		<i>Applicable?</i>	
State Environmental Planning Policies (SEPPs)	<i>State Environmental Planning Policies</i>	Y	N
	State Environmental Planning Policy (Biodiversity and Conservation) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Housing) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Industry and Employment) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Planning Systems) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Precincts—Central River City) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Precincts—Regional) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Precincts—Western Parkland City) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Primary Production) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Resilience and Hazards) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	State Environmental Planning Policy (Resources and Energy) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State Environmental Planning Policy (Transport and Infrastructure) 2021	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Ministerial Directions</i>			
Section 117(2) – Ministerial Directions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
SEPP Commentary: There are no other SEPPs or s177's considered to be applicable or relevant to the proposed modification to the approved development.			

Biodiversity Conservation Act 2016 No.63	Section 7.3 - Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats	Applicable?	
		Y	N
	<i>In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity— (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>In relation to the habitat of a threatened species or ecological community— (i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<i>whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Commentary: There are no other SEPPs or s177's considered to be applicable or relevant to the proposed modification to the approved development.

Local Environmental Plans (LEPs)	<i>In Force LEPs</i>	Applicable?	
		Y	N
	June Local Environmental Plan 2012	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Any Draft EPI applicable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Draft/Proposed Instruments	<i>Land Zoning</i>	Relevant?	
		Y	N
	RU1 Primary Production- Permissible with Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4.1 – Minimum subdivision lot size	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.1A – Minimum subdivision lot size for strata plan schemes in certain rural and residential zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2 – Rural subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2A – Erection of dual occupancies (attached) and dwelling houses on land in Zone RU1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2B – Erection of rural workers' dwellings in Zone RU1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.2C – Exceptions to minimum lot sizes for certain rural subdivisions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4.6 – Exceptions to development standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.3 - Development near zone boundaries	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.4 - Controls relating to miscellaneous permissible uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.5 – Controls relating to secondary dwellings on land in a rural zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.10 – Heritage conservation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.11 – Bush fire hazard reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.13 – Eco-tourist facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.16 - Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.18 - Intensive livestock agriculture	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.19 - Pond-based, tank-based and oyster aquaculture	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5.20 - Standards that cannot be used to refuse consent—playing and performing music	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6.1 - Earthworks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6.2 - Flood Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6.3 - Stormwater management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6.4 - Terrestrial biodiversity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6.5 - Groundwater vulnerability	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6.6 - Riparian land and watercourses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6.7 - Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6.8 - Salinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6.9 - Essential Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LEPs Commentary: The proposed development is considered to be **electricity generating works** as defined by the Junee LEP 2012. The definition of **electricity generating works** includes a building or place used for the purpose of—

- (a) making or generating electricity, or
- (b) electricity storage.

The proposed development will generate electricity through photovoltaic panels with storage of energy being proposed as a further stage of the development.

Electricity generating works located in the RU1 Primary Production zone is a use that is *permissible with consent* under the provisions of SEPP (Transport and Infrastructure) 2021, with the RU1 Primary Production zone being defined as a prescribed rural zone for the purpose of Clause 2.36. 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 allow the development of processing, service and value adding industries related to primary production.
- To encourage tourist and visitor accommodation that does not have an adverse impact on agricultural activities.
- To allow for the development of non-agricultural land uses that are compatible with the character of the zone.

It is considered that the proposal is consistent with the objectives of the zone and the modification proposed will not alter

All essential service connections are provided to the site and are to remain unchanged.

Development Control Plans (DCPs)	DCPs	Applicable	
		Y	N
	Junee Shire Council Development Control Plan 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Policies/S.7.12 Plans		
		Y	N
	Other Council Policies & Procedures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Planning Agreements (s7.4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Regulations apply	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Commentary: There are no controls contained with the Junee DCP 2021 that affect the application to modify the current development consent.

4.15(b) Likely Impacts of the Development

Primary Matters **Comments**

Context & Setting	<p>Minimal, the proposal to reduce the amount of landscape screening is supported by adjoining landowners and will help provide a visual screen between the development and private dwellings.</p> <p>The proposal to reduce the amount of landscaping along the Old Sydney Road, relying primarily on roadside vegetation is not considered to be a good option. The site operators do not control or manage the land on which this vegetation exists, and it may be subject to partial or full removal at some point in the future (possible road widening), having the potential to increase adverse visual impacts in the locality.</p> <p>The applicant is proposing to install additional 5m wide landscaping screens within the subject site in areas where the roadside vegetation does not provide for a visual screen, it is reasonable to require this new landscaping to extend the entire length of the site's frontage with Old Sydney Road, from the main entrance gate to the wooded area approximately 620m to the southeast. This additional landscaping would work in conjunction with the existing roadside vegetation and can be maintained as a visual screen in circumstances where the roadside vegetation is removed.</p>
Site Design & Internal Design	The modification proposes no changes to the development design from that currently approved. Nil impacts envisaged.
Ecologically Sustainable Building Design	The modification proposes no changes to the development design or operation from that currently approved. Nil impacts envisaged.
Access, Transport & Traffic	The modification proposes no changes to the development access or traffic arrangements from that currently approved. Nil impacts envisaged.
Public Domain	No impacts to the public domain anticipated as a consequence of the modification.
Utilities	Site has ready access to all required services.

Heritage	No heritage impacts anticipated. Site not identified as heritage.
Other Land Resources	Minimal impact given site location.
Water	Development not considered to have any significant impact on water resources as a consequence of the modification.
Soils	Development not considered to have any significant impact on soils as a consequence of the modification.
Air & Microclimate	Minimal impact on air quality and microclimate anticipated as a consequence of the modification.
Flora & Fauna	The provision of a landscape screen will provide for some additional native flora to be established in the area, having a small positive impact.
Waste	The modification proposes no changes to the developments impacts from that currently approved.
Energy	The modification proposes no changes to the developments impacts from that currently approved.
Noise & Vibration	The modification proposes no changes to the developments impacts from that currently approved.
Natural Hazards	The site is not mapped as being bushfire or flood prone.
Technological Hazards	N/A
Safety, Security & Crime Prevention	N/A
Economic Impact on the Locality	No negative impact anticipated as a consequence of the modification.
Social Impacts	No negative social impacts anticipated as a consequence of the modification.
Construction	Standard private construction methods apply.
Cumulative Impacts	Acceptable.
Other?	N/A
Additional Planning Commentary:	
The proposed amendment to the consent to reduce the amount of landscape screening is not envisaged to have any greater impacts on the locality than that deemed acceptable in the original approval.	
4.15(c) Suitability of the Site for the Development.	
Primary Matters	Comments
Does the proposed development fit within the locality?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are the site attributes conducive to the development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Additional Planning Commentary:	
It is considered that the site remains suitable for the development and little to no changes to the development's impacts are envisaged as a consequence of the modification.	
4.15(d) Any Submission Made in Accordance with the Act or the Regulations	
Primary Matters	Comments
Are the issues raised of relevance to the DA?	N/A – Nil Submissions received concerning the proposed modification.
Are relevant issues raised in the submissions being considered?	N/A – Nil Submissions received concerning the proposed modification.
Additional Planning Commentary:	
N/A – Nil Submissions received concerning the proposed modification.	

	4.15(e) The Public Interest
Federal, State, Local Government Interests & Community Interests	Comments
Do any policy statements from Federal or State Governments have relevance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any relevant planning studies and strategies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there any management plan, planning guideline, or advisory document that is relevant?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any credible research findings applicable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have there been relevant issues raised in public meetings and inquiries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Were there consultations and submissions made in addition to (d) above?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the health and safety of the public be affected?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Additional Planning Commentary:	
The development amendment as proposed is not considered to significantly impact on matters pertaining to the public interest.	

3. Section 4.55 Assessment Report.

The modification application has been requested under Section 4.55(2) of the *Environmental Planning and Assessment Act*, as the Southern Regional Planning Panel originally required the Visual Amenity Assessment be provided and included its recommendations in the original Development Consent issued 2nd November 2018.

Under instruction from the Department:

*A council is **not** to determine an application under section 4.55(2) of the Act to modify a development consent granted by a regional panel if the application:*

- *proposes amendments to a condition of development consent recommended in the council assessment report but which was amended by the panel, or*
- *proposes amendments to a condition of development consent that was not included in the council assessment report but which was added by the panel, or*
- *meets the criteria relating to conflict of interest, contentious development or departure from development standards*

Under Section 4.55(2) of the *Environmental Planning and Assessment Act, 1979*, a Consent Authority may modify Development Consent No. 2018/11 (the consent) if:

- (a) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*

- (c) *it has notified the application in accordance with—*
- (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*

Planning Comments:

The application seeks a change to the wording of a single condition of consent that will allow for a relaxation of the required landscape screen being established onsite as a result of a new visual impact assessment having been undertaken.

The development itself will remain the same as originally approved.

Ministerial or public authority or other approval body referral is not required however, the application needs to be determined by the Southern Regional Planning Panel.

The application was notified between the dated of 30 August and 27 September 2022 with 10 individual adjoining or adjacent landowners being directly notified of the modification application. No submissions were received concerning the application.

4. Planning Considerations.

An assessment of the primary objectives of the original development consent against the submitted documents provided in the modification application has been undertaken by Junee Shire Council planning staff. Findings are identified below.

Planning Comments:

The proposed modification to the original consent aims to reduce the amount of landscaping screen required to be provided around the subject site is considered to have positive merit.

A new detailed visual impact assessment was carried out with direct consultation with affected neighbouring landowners, has identified specific areas for landscaping screening that offer a more target approach to reducing visual impacts, as opposed to the original plan to landscape almost the entire boundary of the 94ha site.

The current owner of the subject site, who also manages all the adjoining farmland has expressed concern surrounding additional tree plantings and was not a supporter of the original plan due to perceived increase risks of weed infestation and vermin habitation. A letter of owner's consent has been provided indicating this owners support for the modification.

Of the surrounding lands, there are two main sensitive receptors, these being the current landowners dwelling house (as referred to above), and an adjoining landowner dwelling located to the east of the site. This property has been referred to in the revised report as R1.

To reduce visual impacts the solar farm has on R1, three landscaping screen options were investigated. With Option 1 being chosen as being the most appropriate. This option will see the installation of a 5m wide x 685m long vegetation screen along the Junee Solar Farm eastern boundary (as shown in Image 3 above).

A second element of the revised report looked at the visual impacts along a section of public road, being the Old Sydney Road. The revised report highlights existing native vegetation located within the road reserve that provides for a visual landscaping screen and recommends that onsite screening only be provided where there are existing gaps in the roadside vegetation.

An inspection of the locality was carried out by Council staff on Friday 11th November 2022, with observations as to the effect the existing roadside vegetation has on providing adequate visual screening of the solar farm. Several photos were taken during the inspection which are provided in Appendix 1 of this report along with a viewpoint map.

As a result of this inspection, it was found that the existing roadside vegetation does provide some level of visual screen along the 620m section of solar farm that is closest to the road, there are some open sections in this vegetation however that offer no visual screen. The report offers to provide additional landscaping screens in these areas.

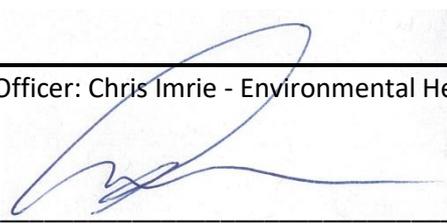
It is considered that relying purely on the existing roadside vegetation as the primary visual screen for the development does not satisfy the original aims of the consent condition. The operators do not control or manage the land on which this vegetation exists, and it may be subject to partial or full removal at some point in the future (possible road widening), having the potential to increase adverse visual impacts in the locality.

The applicant is proposing to install additional 5m wide landscaping screens within the subject site in areas where the roadside vegetation does not provide for a visual screen, it is reasonable to require this new landscaping to extend the entire length of the site's frontage with Old Sydney Road, from the main entrance gate to the wooded area approximately 620m to the southeast. This additional landscaping would work in conjunction with the existing roadside vegetation and can be maintained as a visual screen in circumstances where the roadside vegetation is removed.

5. Recommendations

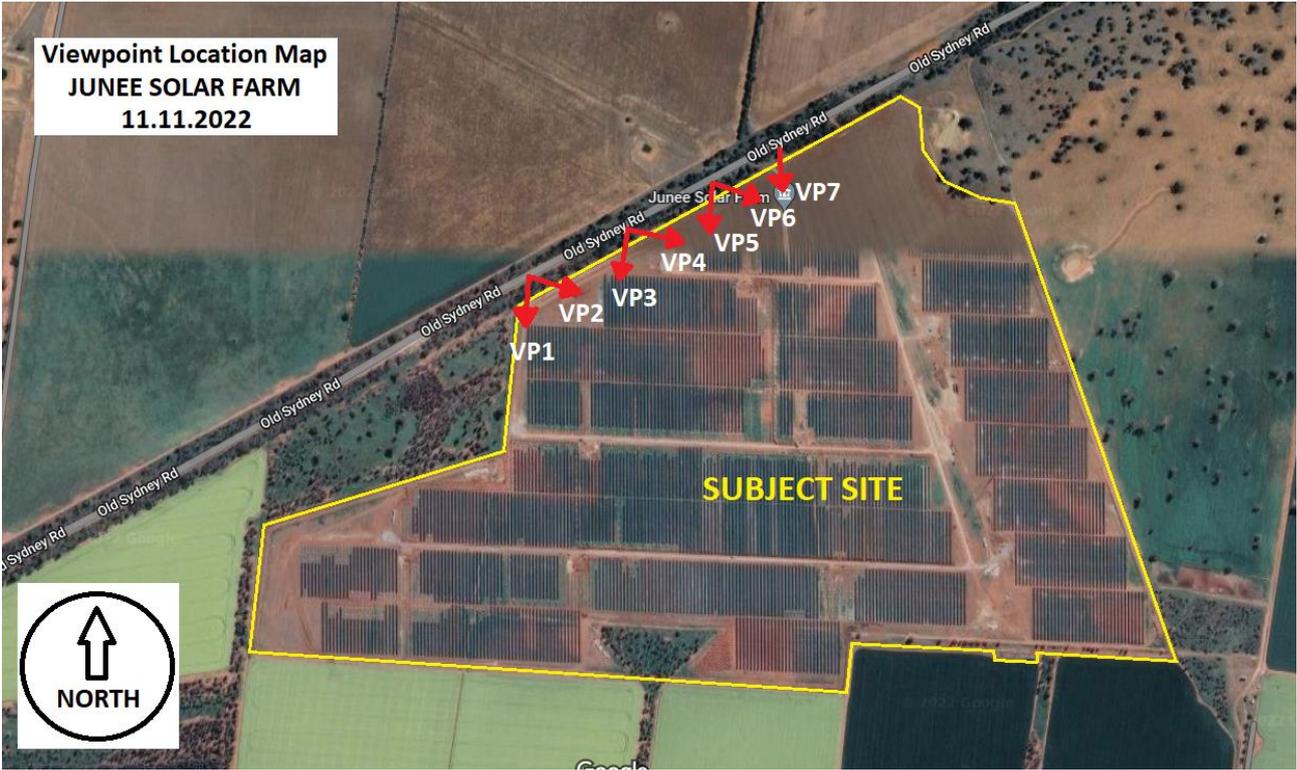
- A. A revised onsite vegetation screening plan be submitted identifying the Old Sydney Road Screening, being extended to 620m (approximately) as indicated in Appendix 2 of this report.
- B. Once the amended plan is provided the application to modify the consent DA2018/11.4 be approved, subject to same original conditions with the exception of condition 1 which shall be amended to read:
- I. The applicant shall carry out the proposal, and works shall be undertaken, generally in accordance with the information supplied to Council, detailed as follows:*
- (a) *The Development Application 2018/111 dated 15 February 2018, submitted to Junee Shire Council*
- (b) *The Statement of Environmental Effects, dated February 2018, prepared by Geolyse*
- (c) *The Aboriginal Archaeological Due Diligence Assessment, Junee Solar Farm, dated 2 January 2018 prepared by EMM Consulting*
- (d) *The Biodiversity Assessment, Junee Solar Farm, dated 13 February 2018 prepared by EMM Consulting*
- (e) *The Junee Solar Farm – Noise and Vibration Impact Assessment, dated December 2017 prepared by Assured Monitoring Group*
- (f) *The Visual Impact Assessment prepared by Accent Environmental dated <***insert report date***> and, Onsite Vegetation Screening Plan dated <***insert plan date***>*
- (g) *The Concept Farm Plan and Detail Views, prepared by Geolyse, dated 4 October 2018*
- (h) *The Site Design and Ground Cover Assessment for Junee Solar Farm, prepared by Terrain Solar*
unless otherwise specified by the conditions of this consent

Assessing Officer: Chris Imrie - Environmental Health and Building Surveyor

Signature: 

Date: 15.11.2022

APPENDIX 1 – Viewpoint Map and Location photographs taken 11.11.2022



Viewpoint Map – Source: Google Maps



Viewpoint 1 (VP1) – Source: Junee Shire Council



Viewpoint 2 (VP2) – Source: Junee Shire Council



Viewpoint 3 (VP3) – Source: Junee Shire Council



Viewpoint 4 (VP4) – Source: Junee Shire Council



Viewpoint 5 (VP5) – Source: Junee Shire Council

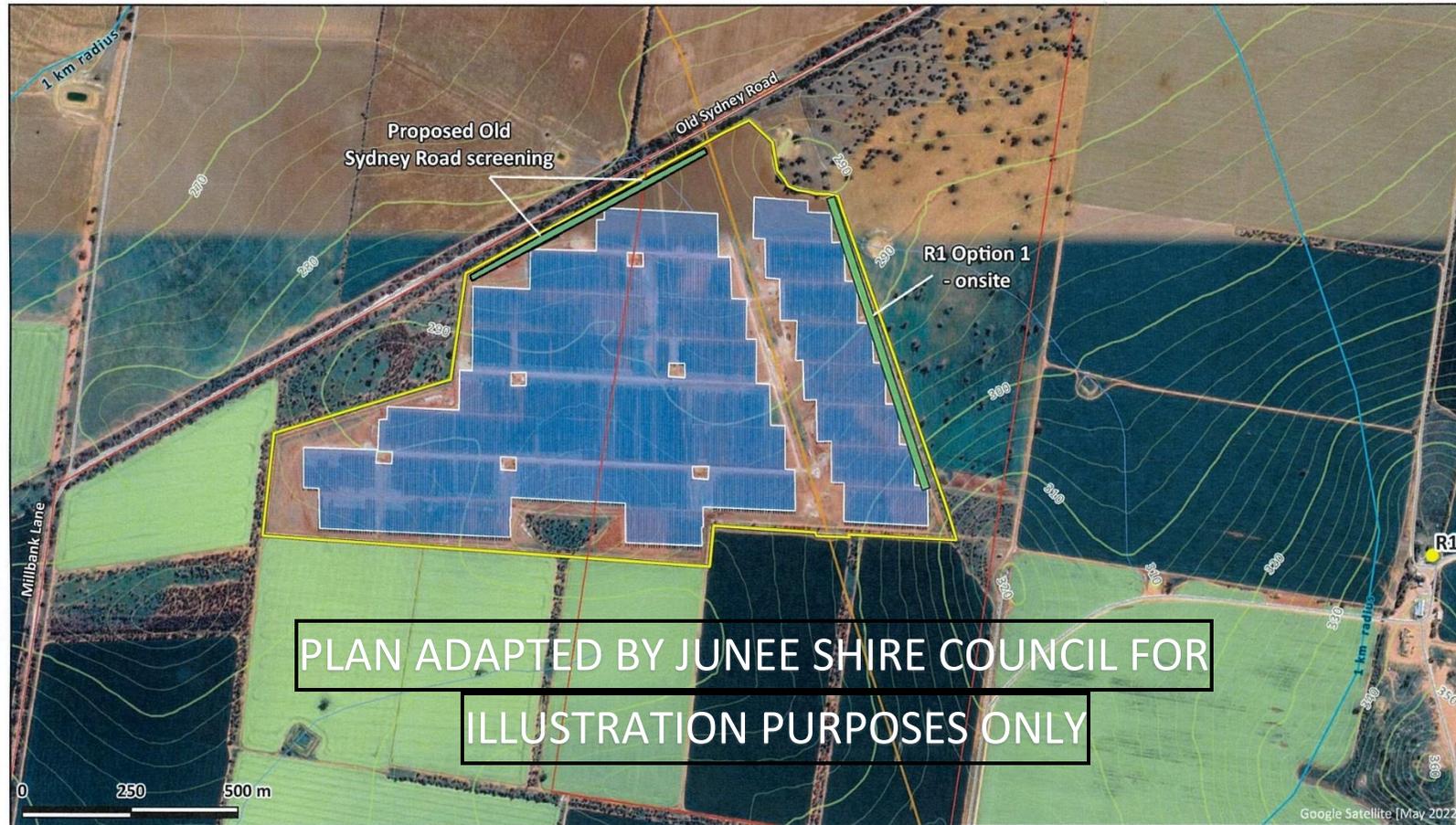


Viewpoint 6 (VP6) – Source: Junee Shire Council



Viewpoint 7 (VP7) – Source: Junee Shire Council

APPENDIX 2 – Recommended revised “Onsite Vegetation Screening Plan”



- | | |
|-----------------------------------|-------------------------------|
| Lot boundary | Existing transmission line |
| Project site | 1 km radius from project site |
| Solar panel extent | Contour AHD (10 m interval) |
| Sensitive receiver residence | Contour AHD (2 m interval) |
| Onsite screening options - Accent | |



AE1207 Junee SF
**Figure 5.2. Onsite vegetation screening -
 Old Sydney Road Screening and R1 Option 1**



Created 19/05/2022
 CRS: GDA 94 MGA 55
 Page size: A4
 Additional data: NSW Hydroline, NSW RoadSegment, NSW_Rail_Railway_
 EPSG4283.gdb, NSW_Six_data (Junee Shire Council and Coolamon Shire Council)
 NSW_ElectricityTransmissionLine