

## **PPSTH32 – DA20/0016 – Updated Conditions**

### **Electricity Generating Works (solar farm) 157 Windmill Road, Bomen, 2650**

Following the briefing meeting with the Panel members held on Tuesday 27<sup>th</sup> October updates to proposed conditions of consent are detailed below in accordance with the requests made by Panel members during the briefing.

#### **NEW CONDITION TO BE INSERTED AS C5A**

- Prior to the issue of a Construction Certificate a detailed site layout plan of the solar installations must be prepared to the satisfaction of the General Manager or delegate. The plan must demonstrate, by the inclusion of a minimum 4.5 metres wide separation between the rows of panels the ability for emergency access to all parts of the site and appropriate maintenance as required.

#### **UPDATED – Condition C23B**

In accordance with the undertaking given by the applicant, the existing private water line serving Lots 13 and 14 in DP1108978 must be redirected outside of the solar farm footprint to ensure a reliable supply of water at all times. The works must be to the full cost of the applicant and to the satisfaction of Riverina Water and include provision for future maintenance as required.

#### **UPDATED - NEW CONDITION TO BE INSERTED AS C30A**

Prior to operation of the facility a management plan that specifically addresses the monitoring of significant glare impacts must be prepared to the satisfaction of the General Manager or delegate.

The plan must include, as a minimum:-

- The manner in which reports of significant glare are prepared and details of to whom any such reports should be provided.
- A definition of significant glare and a map of all affected residential receptors within 1 km of the panel areas that are the subject of this application (DA20/0016).
- A requirement that during the first 24 months of operation physical site surveys of significant glare impacts are to be prepared with quarterly reporting to Council.
- Reference to all monitoring being consistent with Section 5.2 of the Independent Review of Glint and Glare Assessment.

The approved management plan will be implemented for the life of the facility and include rectification measures to be implemented where the monitoring program identifies unacceptable glare impacts at a receptor. The mitigation measure should include adjustments to the tracking angle during backtracking and/or additional landscaping

Once approved the plan must be provided to all residential receptors identified within the plan.

#### UPDATED – Condition C31

The solar energy system shall be decommissioned within 12 months of terminating operations. Prior to operation of the approved solar farm, a Decommissioning Plan shall be prepared and submitted for approval by the General Manager or delegate.

The plan shall include, but not be limited to expected timeline for the rehabilitation program, decommissioning of all solar panels, above and below the ground infrastructure, inverter stations, fencing and any other structures or infrastructure relating to the approved development. A programme of site restoration to re-establish the ground profiles to pre-development status and enable the land to be returned back into agricultural production must form part of the decommissioning plan.

All works shall follow the same management principles outlined in the Construction Management Plan (refer to condition C12).

#### UPDATED – Condition C32

Prior to operation of the approved development the landscaped areas and tree planting shall be established on site in accordance with the detailed landscape plan referenced under condition C4.

The landscaping is intended to provide a visual buffer and soften the impacts of the development when viewed from the surrounding locality. The ongoing maintenance of all landscaping proposed is the responsibility of the developer and must be to the satisfaction of the General Manager or delegate.

Proposed New Condition C34A deleted and incorporated into C30A above.

#### UPDATE TO OEH GTAs

- Date of cultural heritage assessment report under section *Information supplied to OEH* corrected to 16 December 2019