

Southern Region Planning Panel Meeting

Development Application (SF & BESS)– 1000 Burkes Creek
Rd, The Rock

Project Overview



Context:

- Site location: 1000 Burkes Creek Road, The Rock.
- It is located approximately six (6) kilometres northeast of the The Rock township
- Access to site will via Olympic Highway/Burkes Creek Road.
- Proposal area approx. 15ha within a 195ha lot.

Project Overview



Key features include:

- Solar array (~approx. 6.30 MW), BESS (~11 MWh capacity), 4 modules
- Security perimeter fencing enclosing ~ 15ha / 40-acre area of ~195ha.
- Additional infrastructure: inverter station and HV switchboard.
- Grid connection: 22kV distribution lines connecting to the Essential Energy network.
- **Construction Period** – up to 12 months
- **Lifespan:** 30 yr operational period

Project Overview



Aspect	Safeguard
Agricultural Land Impact	Site occupies small portion of Class 3 land in LGA; grazing can continue undeveloped areas.
Visual Impact	Existing vegetation retained; As part of landscape management plan buffer southern & eastern boundaries will be screened.
Hydrology and Contamination	Site not on contaminated land register. Stormwater managed on-site. No fill import/export – material retained onsite; bunding installed to BESS. Detailed SW drainage design and management plan prior to const as conditioned.
Bushfire Risk	Bushfire Assessment report submitted; includes 13m APZ, 40kL static tank. Bushfire Emergency Operations Plan conditioned by Council.
Traffic and Access during construction	Traffic Management Plan and dilapidation reports will be prepared prior to construction. Traffic impacts are short-term and minimal, with peak construction generating low daily movements and no ongoing traffic during operation.
Decommissioning	Decommissioning Plan required to be submitted to Council before end of life; full removal of all infrastructure.
Glint and Glare	Existing Northern and Western boundary screening eliminates glare issues. Solar panels utilise non reflective coating.
Hazard Risk	Risk screening under the Hazard SEPP confirmed the development is not a potentially hazardous or offensive industry, with all dangerous goods and battery storage safely below assessment thresholds.
Biodiversity	Flora/fauna assessment completed and accepted. No risk to flora and fauna within the project footprint.

ARUP