DEVELOPMENT ASSESSMENT REPORT
Electricity Generating Facility

PAN - REFERENCE	PAN-558600
DA NUMBER	18-26--DA-DM
PLANNING PANEL REFERENCE	PPSWES-319
LGA	Berrigan Shire
PROPOSED DEVELOPMENT	Electricity Generating Facility 4.95MW AC Solar Farm and 4 Batteries, an Inverter and associated Infrastructure
ADDRESS	728 Plumptons Road Finley NSW 2714
LOT	Lot 2 / / DP583368
APPLICANT	Kelly McNicol - SKM Planning
OWNER	Hannah Ham
DA LODGEMENT DATE	05.08.2025
REGIONALLY SIGNIFICANT CRITERIA	Private Infrastructure and community facilities with a CIV greater than $5m
CIV	$7,291,476.80 (Including GST)
CLAUSE 4.6 REQUEST	Not applicable
KEY SEPP/LEP	▪ *State Environmental Planning Policy (Planning Systems) 2021* ▪ *State Environmental Planning Policy (Primary Production) 2021* ▪ *State Environmental Planning Policy (Resilience and Hazards) 2021* ▪ *State Environmental Planning Policy (Transport and Infrastructure) 2021* ▪ *Berrigan Local Environmental Plan 2013* ▪ *Berrigan Development Control Plan 2014*

TOTAL AND UNIQUE SUBMISSIONS AND KEY ISSUES RAISED	21 submissions received; all are in objection
DOCUMENTS SUBMITTED FOR CONSIDERATION	▪ Statement of Environmental Effects ▪ Site Plan ▪ Landscape Plan ▪ Noise and Vibration Assessment ▪ Landscape Plan/Fence elevations ▪ Bushfire Assessment Report ▪ Flood and Groundwater assessment report ▪ Flora and Fauna Assessment report ▪ Traffic Assessment ▪ Glint and Glare Assessment ▪ Aboriginal Cultural Heritage Assessment ▪ Geotechnical Investigation ▪ Infrastructure Plans
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (s7.24	Not applicable
RECOMMENDATION	Approval subject to conditions
DRAFT CONDITIONS TO APPLICANT	Yes
SCHEDULE MEETING	24 February 2026
REPORT PREPARED BY	Noureen Wajid – Town Planner Berrigan Shire Council
DATE OF REPORT	10 February 2026
PLANNING PANEL DECISION	Planning Panel resolved to defer the determination
DATE OF ADDENDUM REPORT	24 March 2026

BACKGROUND

The Development Application (DA) seeks consent for electricity generating works comprising a 4.95 MW solar photovoltaic farm and associated battery energy storage system (BESS) at 728 Plumptons Road, Finley, legally described as Lot 2 DP 583368. The site is located approximately 1 kilometre south of the Finley township.

The DA was publicly exhibited by Council for a period of 21 days, from 23 September to 15 October 2025, during which a total of 21 submissions were received, all objecting to the proposal.

The application has been referred to the Western Regional Planning Panel for determination as the proposed development is classified as regionally significant development pursuant to Section 2.19(1) and Clause 5(a) of Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021. This classification applies as the development constitutes private

infrastructure with a capital investment value exceeding $5 million. No prior briefings have been held with the Panel in relation to this application.

A public meeting was convened on 24 February 2026, attended by the Council staff, applicant, and submitters. At that meeting, the Planning Panel deferred determination of the application and requested that further assessment be undertaken in relation to the following matters:

1. *Noise impact on nearby sensitive receivers – the SEE and the Noise and Vibration Impact Assessment differ with respect to the proposed location of the panels and, consequently, the noise and vibration impacts on nearby dwellings. The location of the proposed panels is to be confirmed and an Addendum to the Noise and Vibration Impact Assessment prepared to address the noise impact on nearby sensitive receptors so that no sensitive receptor achieves more than a Noise Management Level of 45dBA during construction. Details of how this is to be achieved must form part of /the Addendum.*
2. *Landscape plan – a revised Landscape Plan is to be provided that sets out the proposed planting, species, spacing, fencing (including black chain wire), setbacks, initial maintenance and long-term maintenance and replacement, if necessary*
3. *Fire Management Plan – the provision of a Fire Management Plan that addresses the potential for fire from the facilities provided as part of the development application and also the potential for fire from outside the facility. Proposed onsite fire suppression measures and the expected role of the Rural Fire Service are to be included in the document.*
4. *Site selection – the suitability of the site for the proposed use is to be explained, in terms of the assessment criteria in the Environmental Planning and Assessment Act 1979, particularly given the close proximity to residential dwellings and the Finley township.*

The applicant was requested to provide additional information addressing these matters by 17 March 2026. Council is subsequently required to prepare and submit an addendum assessment report addressing the above issues via the Planning Portal by 24 March 2026.

Applicant has uploaded requested information on Planning Portal on 17 March 2026.

Section 4.15(1)(b) - Likely Impacts of Development

Under section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, the likely impacts of the development on both the natural and built environments, and the social and economic impacts in the locality must be considered.
A comprehensive assessment for all the likely impacts has been undertaken in the Council Assessment Report submitted to Planning Panel on 10 February 2026.
Following this review, the Panel deferred determination of the application and requested additional information, specifically further assessment of noise and vibration, landscaping, fire management, and site selection, which addressed below.

Noise and Vibration

The western Regional Planning Panel requested further assessment to address potential noise impacts of the development on nearby sensitive receivers, noting an inconsistency between the Statement of Environmental Effects (SEE) and the Noise and Vibration Impact Assessment regarding the proposed location of the solar panels and the resulting noise and vibration impacts on surrounding dwellings. The Panel specifically required confirmation of the final panel layout and the preparation of an addendum to the Noise and Vibration Impact Assessment to demonstrate that no sensitive receiver would be exposed to construction noise exceeding a Noise Management Level of 45 dBA. The addendum was also required to detail the mitigation measures to achieve this outcome.
In response, a revised Noise and Vibration Impact Assessment (Report No. 17322 V1), prepared by SOUNDIN and dated June 2025, has been submitted. This updated assessment addresses the Planning Panel's request by incorporating the confirmed panel layout and providing further analysis of noise impacts on nearby sensitive receivers, including the identification of appropriate mitigation measures to ensure compliance with the specified Noise Management Level during construction.

The assessment identifies the nearest sensitive land uses to the development site, being those locations most likely to experience potential noise or vibration impacts. These sensitive receivers are identified as follows:

- R1 - 185 Howe Street, Finley
- R2 - 694A Plumptons Road, Finley
- R3 - 694 Plumptons Road, Finley
- R4 - 712 Plumptons Road, Finley
- R5 - 745 Plumptons Road, Finley
- R6 - 210 Howe Street, Finley
- R7 - 215 Howe Street, Finley

Figure 1 – location of sensitive receivers regarding noise and vibration (sourced from acoustic report)

Operational Noise Assessment

The report states that when considering noise emissions associated with the proposed use, the relevant noise sources will include the following:

- The inverter station, which includes the inverters and a transformer.
- Liquid-cooled battery containers.
- PV panel tracker motors

Table 1 - Operational Noise Sources and Sound Power Levels

Item	Activity	Quantity	SWL (dBA)	
			Per item	Total
Inverter station	24/7, constant	1	89	89
Battery container	24/7, constant	4	86	92
Panel tracking motor	Daytime only, ~1 minute operation each motor per 15-minutes	200	78	89

Source - Extracted from the Noise assessment report prepared by SOUNDIN

In addition to the above, approximately 200 solar tracker motors will be installed. Each tracker will a row of solar panels installed within the boundaries of the subject site. For the purposes of the assessment, SOUNDIN has considered source noise data provided by the inverter and battery unit manufacturers in combination with input from the client. A summary of the sound power/pressure levels adopted for each item of equipment is included within *Table 2* below.

Table 2 - Predicted LAeq,15min Noise Levels

Receiver	Predicted $L_{Aeq,15min}$ noise level (dBA)			Project noise trigger level (dBA)			Complies?
	Day	Evening	Night	Day	Evening	Night	
R1	35	32	32	40	35	35	Yes
R2	21	21	21	40	35	35	Yes
R3	23	22	22	40	35	35	Yes
R4	28	28	28	40	35	35	Yes
R5	<20	<20	<20	40	35	35	Yes
R6	32	32	32	40	35	35	Yes
R7	28	27	27	40	35	35	Yes

Source - Extracted from the Noise assessment report prepared by SOUNDIN

The findings of the report indicates that in the absence of noise control, residual noise levels at the R01 and R04 receptors are compliant with the project trigger levels during the day, evening, and night periods.

Construction Noise Assessment

The construction phase is expected to be between 3 to 6 months, during which various activities will be undertaken at the subject site. It is submitted that the construction hours will be comply with the 'recommended standard hours' nominated by the EPA, which include:

- Monday to Friday, 7:00AM to 6:00PM.
- Saturday, 8:00AM to 1:00PM.
- Sunday and Public Holidays, no noise generating works

Table 3 represent typical worst-case construction noise levels over a 15-minute period, based on the expected use of plant and equipment (referred to as the "activity sound power level"). This represents a reasonable worst-case for a 15-minute interval; however, these levels are not expected to occur continuously, and lower noise levels are likely during much of the works. Construction noise levels at sensitive receivers have been predicted by modelling these activity levels across the works area. A further worst-case scenario has also been assessed by modelling the loudest item of plant for each activity as moving within the site.

Table 3 - Construction Phase Activities and Associated Sound Power Levels

Code	Activity	Typical Equipment Used	Activity Sound Power Level (dBA)
S01	Trenching and earthworks	Backhoe Truck	111
S02	Piling	Piling rig Telehandler Truck	114
S03	Assembly and fitout	Hand-held power tools Mobile crane Telehandler Generator Welder Truck	111

Source - Extracted from the Noise assessment report prepared by SOUNDIN

The predicted LAeq,15min construction noise levels at identified sensitive receivers are summarised in *Table 4*, with exceedances of the Noise Management Level (NML) indicated in bold.

The assessment demonstrates that construction activities are expected to result in noise levels above the NML at nearby receivers, with exceedances ranging between 1 dBA and 15 dBA. The highest noise impacts are predicted to occur during piling works (Activity S02).

Notwithstanding these exceedances, predicted noise levels are not anticipated to reach or exceed the 'highly affected' threshold of 75 dBA at any residential receiver.

Table 4 - Predicted Construction Noise Levels

Receiver	Predicted Construction $L_{Aeq,15min}$ Noise Levels (dBA)			NML	Exceedance (dBA)
	S01	S02	S03		
R1	**51-57**	**54-60**	**52-52**	45	15
R2	42-44	**45-47**	40-42	45	2
R3	43-45	**46-48**	41-43	45	3
R4	**47-50**	**50-53**	**46-47**	45	8
R5	39-43	42-**46**	39-39	45	1
R6	**47-50**	**50-53**	**46-47**	45	8
R7	43-45	**46-48**	41-43	45	3

Extracted from the Acoustics report prepared by SOUNDIN

The results of the noise model indicate that residual construction activity noise is expected to be below the derived NML's at each of the nearby sensitive receptors during most construction phases.

Construction Vibration Assessment

As discussed above in table 3, piling activities are identified as the most likely source of vibration.
The Noise and Vibration Impact Assessment report recommended safe working distances for vibration intensive plant in the Transport for New South Wales Construction Noise Strategy to evaluate potential impacts. These distances are conservative and indicate that vibration levels within the nominated ranges would remain well below the relevant criteria for cosmetic building damage and human comfort.

Table 5 – Recommended Safe Working Distances for Vibration Intensive Plant

Item	Description	Safe working distance	
		Cosmetic damage	Human comfort
Vibratory pile driver	< 800 mm	2 m	20 m

Extracted from the Acoustics report prepared by SOUNDIN

Table 5 identifies the safe working distances for piling as 2 metres for potential building damage and 20 metres for human comfort. The nearest sensitive receivers are located well beyond these distances.

Accordingly, vibration impacts associated with the proposed works are expected to be negligible.

Noise Mitigation Measures

Predicted noise levels associated with the construction works are expected to exceed the Noise Management Level (NML) at nearby sensitive receivers. Accordingly, and in accordance with the Interim Construction Noise Guideline (ICNG), all reasonable and feasible mitigation measures are required to be implemented to minimise construction noise and reduce levels, where practicable, towards the NML.
The assessment has identified nearby residential receivers and other sensitive land uses and outlines a suite of management measures to address potential impacts. These include:

- Specification of approved construction hours
- Identification and description of construction activities, including work areas, plant and expected duration.
- Implementation of standard and activity-specific work practices to minimise noise emissions
- Selection of plant and equipment with lower noise outputs, where feasible
- Establishment of a complaints management process
- Implementation of noise monitoring procedures, as required
- Provision of site inductions and training for staff and subcontractors to ensure awareness of, and compliance with, noise management responsibilities

These measures are intended to manage and minimise noise impacts during the construction phase.
In addition, the applicant has provided correspondence from SOUNDIN addressing construction noise management within the Noise Assessment Report dated 11 March 2026, included as Appendix 2. This document was uploaded to the Planning Panel Portal on 17 March 2026 for Panel's reference.

Summary

Submitted Noise and Vibration Impact Assessment concludes that construction noise has been assessed in general accordance with the *Interim Construction Noise Guideline*. Construction Noise Management Levels (NMLs) have been established for nearby residential receivers, and a computer-based noise model was used to predict noise impacts.
The assessment indicates that noise levels may exceed the NML at some locations by 1–15 dBA, with the highest levels predicted during piling works. No residential receivers are expected to exceed the highly affected threshold of 75 dBA. Safe working distances for vibration generating equipment have been defined to avoid off-site structural or human comfort impacts. A Construction Noise and Vibration Management Plan (CNVMP) will be

implemented to apply all reasonable and feasible mitigation measures to manage construction noise.

Operational noise has been assessed in general accordance with the *Noise Policy for Industry (NPfI)*. Modelling indicates that operational noise levels will comply with established noise trigger levels at all sensitive receivers, ensuring no adverse impacts during the operational phase of the development.

Landscape Plan

The Western Regional Planning Panel requested the submission of a revised Landscape Plan detailing the proposed planting regime, including species selection, planting spacing, fencing specifications (including black chain wire fencing), setbacks, and both initial and long-term maintenance measures, including replacement planting where necessary.

In response, the applicant has submitted a revised Landscape Plan incorporating a 7.5m wide vegetated buffer along the northern, north-western and south-eastern site boundaries, and a 5m wide vegetated buffer along the Howe Street frontage, as well as the north-eastern and western boundaries, as illustrated in ***Figures 1 and 2***.

The proposed perimeter planting is expected to progressively establish an effective visual screen and is considered adequate to mitigate potential visual impacts on existing and future residential receivers over the operational life of the development.

Figure 1 *– Landscape Plan showing vegetation buffer*

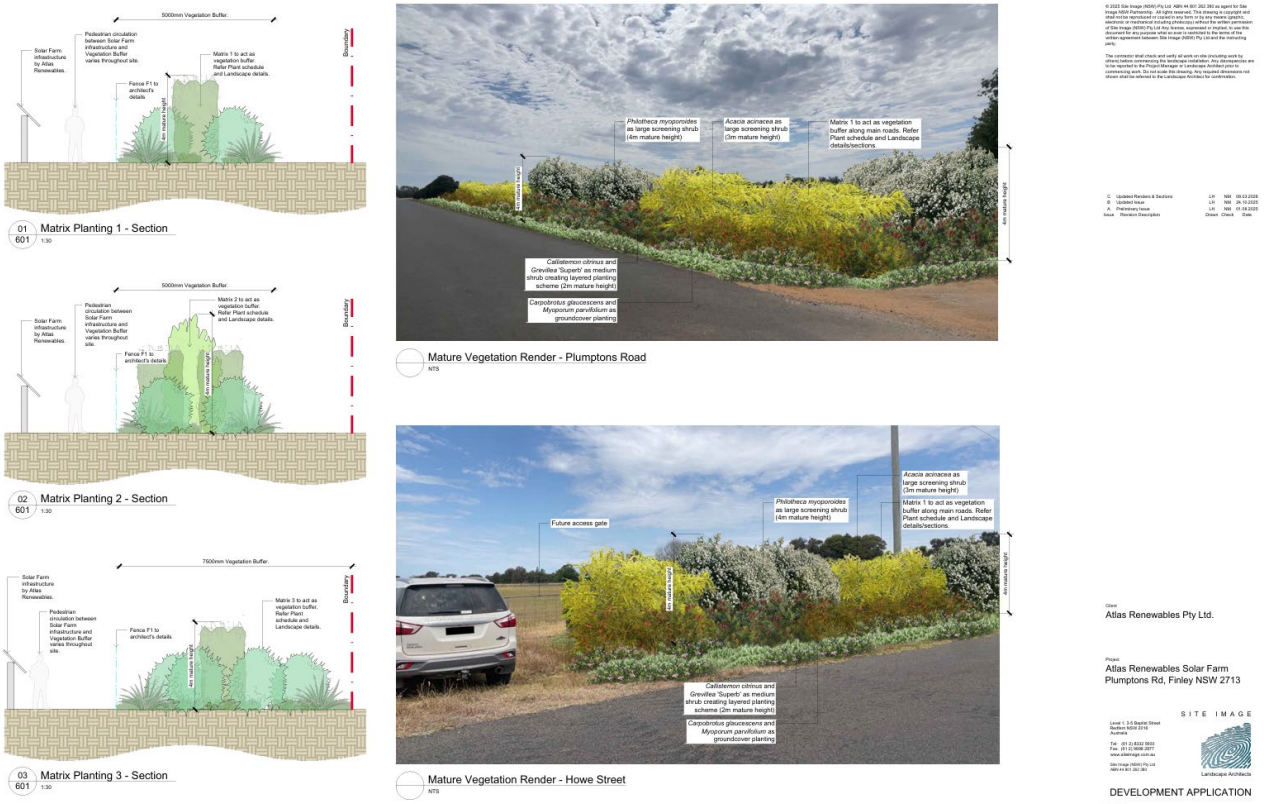

Figure 2 – Landscape Plan showing vegetation buffer

Table 1 - Plant Species and Schedule

Table 1 provided the detailed schedule of plantation.

Proposed Plant Schedule						
	Botanic Name	**Common Name**	**Mature Size**	**Pot Size**	**Density**	**Qty**
Plant Matrix 1						
Large Shrubs						
Aa	*Acacia acinacea*	Gold Dust Wattle	3 x 2	300mm	Refer to Detail	340
Pm	*Philotheca myoporoides*	Long-leaf Wax Flower	4 x 2	300mm		340
Medium Shrubs						
Cc	*Callistemon citrinus*	Callistemon Endevour	2 x 2	300mm	Refer to Detail	576
GS	*Grevillea* 'Superb'	Superb Grevillea	2 x 1.5	300mm		681
Grasses						
Cg	*Carpobrotus glaucescens*	Pigface	0.3 x spreading	150mm	Refer to Detail	916
Mp	*Myoporum parvifolium*	Creeping Boobialla	0.3 x spreading	150mm		916
Plant Matrix 2						
Large Shrubs						
Aa	*Acacia acinacea*	Gold Dust Wattle	3 x 2	300mm	Refer to Detail	707
Pm	*Philotheca myoporoides*	Long-leaf Wax Flower	4 x 2	300mm		900
Sa	*Senna artemisioides*	Silver Cassia	4 x 3	300mm		579
Medium Shrubs						
Cc	*Callistemon citrinus*	Callistemon Endevour	2 x 2	300mm	Refer to Detail	1350
GS	*Grevillea* 'Superb'	Superb Grevillea	2 x 2	300mm		1222
Grasses						
Cg	*Carpobrotus glaucescens*	Pigface	0.3 x spreading	150mm	Refer to Detail	1929
Ta	*Themeda australis*	Kangaroo Grass	0.6 x 0.3	150mm		2186
Plant Matrix 3						
Large Shrubs						
Aa	*Acacia acinacea*	Gold Dust Wattle	3 x 2	300mm	Refer to Detail	1093
Pm	*Philotheca myoporoides*	Long-leaf Wax Flower	4 x 2	300mm		1192
Medium Shrubs						
Cc	*Callistemon citrinus*	Callistemon Endevour	2 x 2	300mm	Refer to Detail	2782
GS	*Grevillea* 'Superb'	Superb Grevillea	2 x 2	300mm		2583
Grasses & Groundcovers						
Cg	*Carpobrotus glaucescens*	Pigface	0.3 x spreading	150mm	Refer to Detail	3279
Ll	*Lomandra longifolia*	Mat Rush	1 x 1	150mm		4372
Pl	*Poa labillardierei*	Common Tussock-grass	0.6 x 0.6	150mm		3676
Ta	*Themeda australis*	Kangaroo Grass	0.6 x 0.3	150mm		3279

Extracted from the revised Landscaping Plan dated 20.03.2026

Landscape Maintenance

The Landscape Contractor will be responsible for maintaining all landscaped areas for a period of 52 weeks from the date of Practical Completion, in accordance with accepted horticultural practices.

Maintenance activities will include but are not limited to: replacement of failed plantings; pruning; pest and disease control; fertilising; adjustment and removal of stakes and ties; mulch maintenance; mowing and top dressing; irrigation and watering; erosion control; and ongoing weeding and removal of litter.

- Maintenance Logbook

A maintenance logbook is to be established and maintained to record all landscape maintenance activities, including the timing of works, materials used, actions undertaken and any relevant decisions. Entries are to be made on a daily basis, with records reviewed fortnightly to identify trends and inform an appropriate, seasonally responsive maintenance regime.

- Maintenance Activities (Defects Liability Period)

Landscape maintenance activities are to be undertaken regularly and in a timely manner during the defect's liability period, including the following:

- Plant replacement - Any plants that fail to establish, become damaged or die are to be replaced within two weeks of identification. Replacement stock must be of the same species or variety, and of comparable size and quality to the original planting. Replacement is to be undertaken at the contractor's cost, unless otherwise approved. Where plant failure is due to identifiable and controllable factors, these are to be rectified prior to replacement.
- Pruning - Pruning is to be carried out as required to remove dead or damaged material, manage disease, and promote healthy growth and appropriate plant form. Vegetation is to be monitored regularly, with pruning undertaken as necessary to maintain an acceptable growth habit and landscape presentation.

Summary

Revised Landscape Plan incorporating vegetated buffers of 7.5m wide and 5m wide along key site boundaries to provide progressive visual screening for nearby residential receivers. Ongoing maintenance, including plant replacement, pruning, irrigation, and pest management, will be undertaken for 12 months post-completion, supported by a maintenance logbook and seasonal monitoring. These measures ensure the long-term establishment and effectiveness of the landscaping in mitigating visual impacts.

Fire Management

The Western Regional Planning Panel requested the preparation of a Fire Management Plan to address the potential for fire originating from infrastructure associated with the proposed development, as well as from external sources. The Plan was also required to outline proposed on-site fire suppression measures and define the anticipated role of the Rural Fire Service.

In response, a detailed Fire Management Statement, prepared by Atlas Renewable and dated 16 March 2026, has been submitted. The Statement addresses fire risk management for the proposed solar farm and associated Battery Energy Storage System (BESS), and outlines the design, operational, and emergency management measures to be implemented to mitigate fire risks associated with the development.

The subject site and surrounding locality are not identified as bushfire-prone land. Accordingly, the proposed development is not expected to be exposed to an elevated bushfire risk. The site comprises predominantly cleared agricultural land, characterised by low-density vegetation and generally flat topography. Surrounding land uses consist primarily of cropping and grazing activities, with no significant forested areas in proximity to the site. On this basis, the overall bushfire exposure is considered low. A minimum setback of 10 metres is provided between the solar panel arrays and the proposed landscape buffer, further reducing potential risk.

Notwithstanding, the low bushfire risk classification, potential fire hazards associated with the development have been identified. These include

- electrical faults within solar infrastructure,
- thermal events related to battery energy storage systems, and
- grass or crop fires originating from surrounding farmland.

To address these risks, appropriate fire management, monitoring, and maintenance measures will be implemented as part of the development.

Fire Management – Electrical Infrastructure

The submitted Fire Management Statement outlines that electrical systems associated with the proposed solar farm will incorporate industry-standard safety and protection measures to minimise fire risk. These measures include underground cabling for both DC and AC systems, the installation of electrical protection devices such as overcurrent and fault detection systems, continuous performance monitoring via a SCADA system, and the provision of remote shutdown capability in the event of abnormal operating conditions.

These measures are consistent with established electrical safety practices for utility-scale solar developments and will significantly reduce the likelihood of fire ignition associated with electrical infrastructure.

Fire Management - Battery Energy Storage System

The submitted Fire Management Statement outlines that the proposed development will incorporate Sungrow ST2752UX battery energy storage units utilising Lithium Iron Phosphate (LFP) battery chemistry. This battery type is widely recognised for its higher thermal stability relative to other lithium-ion chemistries, thereby reducing the risk of thermal runaway and associated fire events.

A range of integrated safety features will be incorporated into the Battery Energy Storage System (BESS), including active liquid cooling systems, multi-sensor fire and gas detection systems, automated shutdown and isolation protocols, internal fire suppression systems within each battery enclosure, and pressure relief and deflagration venting panels.

The BESS will be centrally located within the site and separated from site boundaries and neighbouring properties by substantial setbacks. These separation distances exceed typical requirements for energy infrastructure and ensure that, in the unlikely event of a battery-related incident, any thermal event would be contained within the project site.

The BESS will be designed, constructed, and operated in accordance with all relevant Australian Standards, supported by 24-hour monitoring and routine maintenance. The proposal incorporates a Tier 1 BESS consistent with current best practice in Australia, including internal fire suppression and liquid cooling systems designed to isolate and contain any fire within individual units. In addition, a Bushfire Emergency Management and Operations Plan will be implemented to further mitigate potential fire risks.

Fires associated with BESS facilities are considered rare due to contemporary design standards and embedded safety systems. Subject to the implementation of the proposed mitigation and management measures, the development is unlikely to result in any significant bushfire or fire hazard impacts.

Role of the Rural Fire Service (RFS)

The submitted Fire Management Statement provides that, in the first instance, on-site fire suppression measures will be implemented by the site manager and landowner to control or contain any fire within the development site or along its boundaries. Should these measures prove insufficient, assistance from the NSW Rural Fire Service (RFS) will be sought.

The NSW Rural Fire Service is the primary emergency response authority for bushfire and grassfire incidents within the locality, including any potential fires affecting the development site. In responding to incidents involving solar infrastructure and Battery Energy Storage Systems (BESS), the RFS operates in accordance with established internal guidelines and protocols. These include OP 1.2.22 Operational Protocol for Incidents Involving Photovoltaic Arrays and BESS, the *Guideline for Incidents Involving Photovoltaic Arrays and BESS* (AFAC, 2020), and relevant Australian Standards, including AS 5032:2014.

These procedures guide the RFS in managing exposure risks, suppressing fires, and preventing the spread of grass fires into the site. Accordingly, the combined implementation of on-site measures and external emergency response protocols ensures that appropriate mechanisms are in place to effectively manage fire risk.

Summary

The proposed solar farm and Battery Energy Storage System (BESS) is not situated on bushfire-prone land. The development is appropriately classified as electricity-generating works within a rural landscape and is not considered a hazardous industrial land use.

The proposal incorporates multiple layers of fire risk mitigation, including vegetation management, engineered electrical protection systems, advanced battery safety features, and emergency response infrastructure. These measures collectively ensure that the development presents a low fire risk to surrounding land uses and can be safely operated.

During operation, fire risk will be actively managed through routine inspection and maintenance of electrical infrastructure, ongoing vegetation management programs, continuous system monitoring, and the implementation of established emergency response procedures. With these measures in place, the development is considered to achieve an acceptable level of fire safety.

Site Suitability

Section 4.15(1)(c) - Suitability of the site

The Western Regional Planning Panel requested further information regarding the suitability of the site for the proposed solar farm and Battery Energy Storage System (BESS), with particular reference to the assessment criteria set out in the *Environmental Planning and Assessment Act 1979*. The Panel noted the site's proximity to residential dwellings and the township of Finley and sought an explanation of how the location meets the relevant planning considerations.

In response, Atlas Renewables submitted a detailed Site Suitability Assessment on 17 March 2026. The assessment addresses the proposed use in the context of statutory planning requirements, land use compatibility, environmental constraints, technical suitability and the proximity of sensitive receivers, demonstrating that the site is suitable for the proposed development.

1. Proximity to Critical Infrastructure

The site is located approximately 2.05 km from the Finley Substation, allowing a direct and efficient connection to the existing 22 kV network via the 3-phase feeder FIN8B2. Substation capacity materially exceeds the project requirement of 4.99 MVA, minimising the need for augmentation and reducing voltage drop, network losses, and duplication of infrastructure.

2. Technical Suitability

Site selection has been informed by objective technical considerations, including network capacity, availability of transformers and circuit breakers, and overall network performance. The constrained nature of distribution-connected generation limits suitable locations to parcels that meet specific infrastructure requirements.

3. Environmental and Land Use Consideration

The site:

- Is not bushfire-prone, flood-affected, or contaminated.
- Has no known environmental hazards.
- Is predominantly cleared (previously used for agriculture), with portions remaining available for grazing.
- Offers a suitable topography with low slope and sufficient area (~15 ha) for the development.

4. Visual and Residential Impacts

A landscaped perimeter buffer has been incorporated to mitigate visual impacts. The nearest residential dwelling is located approximately 60 metres from the site boundary. The proposed design ensures that operational and construction-related impacts are temporary, manageable, and do not result in significant long-term effects.

5. Planning and Strategic Considerations

The site:

- Minimises the need for new network infrastructure.
- Makes efficient use of existing electrical assets.
- Maintains the rural character of the area and aligns with the RU1 Primary Production zoning.
- Supports a development scale (<5 MW) appropriate to the locality.

Summary:

The combination of technical, environmental, and planning factors demonstrates that the site is well-suited for the proposed development. Alternative parcels within the Finley network area do not provide the same combination of feasible network connection, suitable 3-phase infrastructure, appropriate land area, low slope, and absence of environmental constraints. Consequently, the site selection is justified, practical, and consistent with the objectives of the relevant planning controls.

1. CONCLUSION

An assessment of the application has been undertaken against Section 4.15(1) of the *Environmental Planning and Assessment Act 1979 (the Act)* as amended, and the associated Regulations as outlined in this report.

Following a thorough assessment, the proposal is considered to be generally consistent with the relevant planning objectives and controls. The proposed development will not have any unreasonable impact on the environment or the locality.

Key issues raised by the Western Regional Planning Panel, including noise and vibration, landscape plan, fire management, and site selection have been addressed satisfactorily through the submitted assessment reports and recommended conditions. The proposal is considered suitable for the site, compatible with existing land uses, and in the public interest. On this basis, the application can be supported.

2. RECOMMENDATION

That the Development Application (DA No. 18-26--DA-DM) for an electricity generating works (solar farm) and battery energy storage system 9BESS) at 728 Plumptons Road, Finley be APPROVED pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979 as amended and Berrigan LEP 2013* subject to the conditions of consent below.

CONDITIONS OF CONSENT

PART A: GENERAL

A1 Approved Plans and Supporting Documentation

The development must be implemented in accordance with the approved plans, specifications and supporting documentation listed below, which have been endorsed by Council's approved stamp, except where amended by conditions of this consent:

Plan/Report Title	Reference No	Revision	Prepared by	Date
Solar PV Equipment (central inverter layout)	-	A	Atlas Renewable	04.09.2023
Solar PV Equipment (battery container – front, side and top view)	-	A	Atlas Renewable	04.09.2023
Solar PV Equipment (security fence front view, security fence, landscape and tracking section view)	-	A	Atlas Renewable	04.09.2023
Solar PV Equipment (tracking system front view, side view, typical layout and typical tracking system)	-	A	Atlas Renewable	04.09.2023
Landscape Plan	SS25-5539	B	Site Image	24.10.2025
Site Plan	-	B	Allied Consulting Engineering	17.06.2025
Statement of Environmental Effects	-	-	SKM Planning	13.07.2025
Traffic Impact Assessment	-	4	Pavey Consulting Services	19.07.2025
Aboriginal Cultural Heritage Desktop Assessment	-	1	ACHM	04.06.2025
Glint and Glare Assessment	-	-	Atlas Renewables	23.06.2025
Glint and Glare Analysis Report	-	-	Forge Solar	13.06.2025
Noise and Vibration Impact Assessment	17322	1	SOUNDIN	17.06.2025
Geo Technical Investigation	25C 0429-1	1	GTS	19.06.2025
Preliminary Site Investigation	-	-	SKM Planning	17.07.2025
Submission response-Site suitability	-	-	SKM Planning	10.01.2026

Submission response	-	-	SKM Planning	18.11.2025
Response to regional Planning Panel	-	-	SKM Planning	16.03.2026

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions prevail. In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail.

Reason: To ensure the development proceeds in the manner assessed by Council and all parties are aware of the approved plans and supporting documentation that applies to the development.

A2 Compliance with the Building Code of Australia

All building work shall be carried out in accordance with the provisions of the Building Code of Australia. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application is made for the relevant construction certificate.

Reason: To ensure the building work complies with the Building Code of Australia.

A3 Lapsing of consent

This consent is limited to a period of 5 years from the date of the Notice of Determination unless the works associated with the development have physically commenced.

Reason: To ensure compliance with Section 4.53 of the *Environmental Planning and Assessment Act 1979*

PART B: PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

B1 Construction Certificate

A Construction Certificate is required for the development in accordance with Section 6.7(1) of the *Environmental Planning and Assessment Act 1979*.

Reason: To ensure compliance with the *Environmental Planning and Assessment Act 1979.*

B2 Payment of Long Service Levy and Public Liability Insurance

The following payments must be made prior to the issue of the Construction Certificate.

(a) **Payment of building and construction industry long service levy -** The applicant must pay the long service levy to the Long Service Corporation or Council under Section 34 of the Building and Construction Industry *Long Service Payments Act 1986* and provide proof of this payment to the certifier.

(b) **Public liability insurance -** Prior to the commencement of any works on Council land including a public road, the applicant is to obtain Public Liability

Insurance in the minimum amount of $20 million. This insurance is to note Council's interest and is to remain current for at least the period from the issue of the Construction Certificate until the issue of a Compliance Certificate/Occupation Certificate for the works. Documentary evidence of the Certificate of Currency is to be provided to Council prior to the issuing of any Construction Certificate.

Reason: To ensure payments are made in accordance with legislative requirements.

B3 Other Approvals

The following approvals are required:

(a) **Roads Act 1993 approval -** The applicant is to submit an application to Council for any work within the road reserve (e.g. vehicular footpath crossings, utilities including stormwater, footpath paving, kerb and gutter etc) for local and regional roads or Transport for NSW for state roads, pursuant to Section 138 of the *Roads Act 1993*. Details must be provided with the Construction Certificate application.

(b) **Section 68 of the Local Government Act 1993 –** Any approvals required under Section 68, Parts A to F, including (but not limited to), any use of public property for crane operation, waste management or installation of a moveable dwelling. Applications are to be made to Council a minimum of six (6) weeks prior to the proposed activity being undertaken.

Reason: To ensure all work complies with relevant legislation.

B5 Servicing

In relation to services, the following must be undertaken by the applicant where relevant:

(a) **Adequate services** – the applicant must demonstrate that adequate services for water, electricity and wastewater are available to the site,

Details shall be provided with the Construction Certificate application.

Reason: To ensure work is carried out having regard to existing services and for safety and efficiency.

B6 Stormwater Management

The development must not result in the diversion of overland surface waters onto adjoining properties and where necessary shall construct appropriate surface drainage systems that connect to Council's stormwater system.

Reason: To ensure stormwater is appropriately managed on the site.

B7 Vehicle Access and Car Parking

The following vehicle access and parking requirements must be met prior to the issue of a construction certificate:

(a) Entry and exit points are to be clearly signposted prior to the commencement of construction works on the site and must be visible from both the street and the site at all times.

Reason: To ensure safe and practical vehicle access is provided to the site.

(b) All driveways, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, *AS 2890.1-2004: Parking Facilities – Off-street Car Parking* and AS 2890.2:2018 - Parking facilities Off-street commercial vehicle facilities. All car parking for the operation of the solar farm is to be provided on an all-weather surface and line marked. Details are to be provided with the Construction Certificate application.

Reason: To ensure driveways, access ramps, vehicular crossings and car parking complies with the relevant Australian Standards.

B8 Heavy Vehicle Access and Load Limits

All construction and operational vehicles associated with the development shall comply with the assessed maximum load rating of 15 tonnes for the small bridge located on Howe Street near Tongs Street. Heavy vehicles exceeding this load limit are prohibited from accessing the site via any route that requires crossing the bridge. All heavy vehicle access to the site shall be undertaken via Plumptons Road to Howe Street.

Reason: To ensure the safety of road users, prevent structural damage to the existing bridge, and protect the integrity of Council's road infrastructure.

PART C: PRIOR TO WORKS COMMENCING

C1 Appointment of Principal Certifying Authority

Prior to the commencement of work, the person having the benefit of the development consent and a Construction Certificate shall:

(a) Appoint a Principal Certifying Authority and notify the Council of the appointment (if Council is not appointed); and

(b) Notify Council of their intention to commence building work (at least 2 days' notice is required).

Reason: To ensure compliance with the *Environmental Planning and Assessment Act 1979*.

C2 Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

(a) showing the name, address and telephone number of the principal certifier for the work, and

(b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

Reason: Prescribed Condition under Clause 98A(2) and (3) of the Regulation.

C3 Toilet Facilities during Construction

Toilet facilities must be provided on the work site during construction at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site. Each toilet provided must:

(a) Be a standard flushing toilet, connected to a public sewer, or

(b) If connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or

(c) A portable toilet.

Reason: To provide appropriate on-site amenities during demolition and construction work.

C4 Construction Site Management Plan

Prior to the commencement of work, a Construction Management Plan is to be prepared by suitably qualified professionals and submitted to Council for approval detailing arrangements during the construction of the development. The Plan must be implemented and maintained prior to, and during, the construction woks on the site until works are completed. The Construction Site Management Plan is to include, but not be limited to, the following:

(a) Construction Traffic Management Plan (TMP)

A Construction Traffic Management Plan (TMP) with all supporting documentation, including all relevant Traffic Guidance Schemes (TGS), is to be submitted to Council for approval prior to the commencement of work. The TMP must comply with the requirements of Transport for New South Wales Traffic Control at Work Sites Technical Manual (TCAWS Manual), Standards Australia's Manual of uniform traffic control devices, Part 3: Traffic control for works on roads (AS1742.3), and Austroads' Guide to Temporary Traffic Management (AGTTM).

The TMP must be prepared by a person/s with a 'Prepare a Work Zone Traffic Management Plan' qualification. Strict compliance to the TMP is to be maintained throughout the duration of the construction. All inspections of the TMP and collection of records must comply with the requirements of the TCAWS Manual.

Measures for the management of traffic during construction are to include, but not be limited to:

(i) Deliveries will be scheduled to avoid trucks arriving and departing the construction site simultaneously, and to avoid peak traffic periods.

(ii) The management of loading and unloading of construction materials on site.

(b) Waste Management Plan

This is to include (as a minimum):

(i) identify all waste (including excavation, demolition and construction waste material) that will be generated by the development during construction, and

(ii) identify the quantity of waste material, in tonnes and cubic metres, to be:
- reused on-site and off-site, and
- recycled on-site and off-site, and
- disposed of off-site, and

(iii) if waste material is to be disposed of, reused or recycled off-site - specify the contractor who will be transporting the material and the licensed waste management facility or recycling outlet to which the material will be taken.

(c) Sedimentation and Erosion Control Plan

The control measures are to be installed prior to the commencement of site works and maintained during works in order to ensure that site materials do not leave the site and/or enter the stormwater system and to maintain public safety/amenity.

(d) Material stockpiling/storage

(e) Dust mitigation measures to be implemented during dry and/or windy weather conditions.

(f) Construction Noise and Vibration Management Plan that shall include at minimum, the recommendations in the Noise and Vibration Impact Assessment prepared by SOUNDIN dated 17.06.2025.

(g) complaint management and contingency measures.

Reason: To ensure measures that will protect the public, and the surrounding environment, during site works and construction are implemented prior to works commencing on the site.

C5 Land Management

Prior to any activity or construction taking place on the land, the applicant must prepare a baseline soil report indicating the land and soil capability class. A copy of this report is to be provided to the Council.

Reason: This is intended to inform performance measures and rehabilitation plans to assist in decommissioning.

C6 Vehicle Crossover

Prior to the commencement of construction work, a new crossover must be constructed to access the site in accordance with the Infrastructure Design Manual.

Reason: To ensure safe and suitable vehicular access to the site and to protect the safety and integrity of Council's road infrastructure.

PART D: DURING WORKS

D1 Construction Hours

All excavation, construction, upgrading and decommissioning works/activities shall be limited to the following hours:

(a) Monday to Friday: 7:00am to 6:00pm;

(b) Saturday: 8:00am to 1:00pm;

(c) No work is to be undertaken on Sundays or Public Holidays.

Unless otherwise approved within the Construction Site Management Plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Council's approval.

Reason: To ensure the amenity of the area is maintained during construction.

D2 Compliance with Construction Site Management Plan

The requirements of the approved Construction Site Management Plan must be complied with and maintained for the duration of the construction works. This includes, but is not limited to, the following:

(a) All practicable measures shall be undertaken to prevent and minimise harm to the environment and the amenity of the area as a result of the construction and operation of the development, particularly from wind-blown dust, debris, noise, erosion and soil management and the like.

(b) All building materials and equipment must be stored wholly within the site unless an approval to store them elsewhere has been granted.

(c) During construction, care must be taken to protect Council's infrastructure, including street signs, footpath, kerb, gutter and drainage pits etc.

(d) Protection measures shall be maintained in a state of good and safe condition throughout the course of demolition.

(e) The area fronting the site and in the vicinity of the development shall also be made safe for pedestrian and vehicular traffic at all times.

The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.

Reason: To ensure the required site management measures are implemented during construction.

D3 Waste Management

While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved Waste Management Plan. Upon disposal of waste, the applicant is to compile and provide records of the disposal to the Principal Certifier, detailing the following:

(a) The contact details of the person(s) who removed the waste

(b) The waste carrier vehicle registration

(c) The date and time of waste collection

(d) A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill

(e) The address of the disposal location(s) where the waste was taken

(f) The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.

Reason: To require records to be provided, during construction, documenting that waste is appropriately handled.

D4 Responsibility for Changes to Public Infrastructure

While construction work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure or services affected by the required construction works. Council and other service authorities should be contacted for specific requirements prior to commencement of any works.

Reason: To ensure payment of approved changes to public infrastructure.

D5 Discovery of Aboriginal Objects

While excavation, demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Housing and Infrastructure and the Heritage

Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Housing and Infrastructure.

In this condition:

- "relic" means any deposit, artefact, object or material evidence that:
  (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
  (b) is of State or local heritage significance; and

- "Aboriginal object" means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason: To ensure the protection of objects of potential significance during works.

D6 Discovery of Contamination

Should any unexpected contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the appropriate regulatory authority is notified and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

Reason: To ensure contamination discovered during construction is dealt with as quickly as possible and to protect the health of the community and the environment.

D7 Construction Noise

While works are being carried out, the applicant must ensure that any noise generated from the site is controlled in accordance with the Noise and Vibration Management Plan required under condition C4(f).

Reason: To protect the amenity of the neighbourhood.

D8 Disposal of excavated material

While construction work is being carried out, the principal certifier must be satisfied all soil removed from the site is managed in accordance with the following requirements:

(a) All excavated material removed from the site must be classified in accordance with the EPA's *Waste Classification Guidelines* before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier,

Reason: To ensure any soil removed from the site is appropriately disposed of.

D9 Critical Stage Inspections

Building work must be inspected on the occasions set out in clause 162A (Critical stage inspections for building work) under the *Environmental Planning and Assessment Regulation 2000*.

Reason: To require approval to proceed with building work following each critical stage inspection and comply with the Regulation.

D10 Native Vegetation

There must be no removal or disturbance of native vegetation except as authorised by this consent, including canopy trees, understorey and ground cover vegetation without the prior written consent of Council.

Reason: To ensure vegetation is maintained on the site.

PART E: PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

E1 Occupation Certificate

Occupation and operation of the solar farm is not to occur until all work has been completed, all of the conditions of consent have been satisfied and an Occupation Certificate has been issued by the Principal Certifying Authority pursuant to Section 6.10 of the *Environmental Planning and Assessment Act 1979*.

Reason: To ensure compliance with the *Environmental Planning and Assessment Act 1979.*

E2 Completion of Public Utility Services

Before the issue of the relevant Occupation Certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including water, electricity and street lighting required as a result of the development is completed to the satisfaction of the relevant authority. Before the issue of the Occupation Certificate, the certifier must request written confirmation from the relevant authority that the relevant services have been completed.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.

E3 Completion of all Works

All works must be completed in accordance with the conditions of this consent prior to the issue of an Occupation Certificate including, but not limited to, the following:

(a) Car parking areas and vehicle access points;

(b) Fencing;

(c) All drainage works required to be undertaken in accordance with this consent shall be completed prior to the issue of an Occupation Certificate for the development.

Following any construction or upgrading on site, the applicant must restore the ground cover of the site as soon as practicable, using suitable species and must maintain the ground cover during the operation of the solar farm.

Reason: To ensure adequate arrangements have been made for the development.

E4 Landscaping

Prior to the issue of the Occupation Certificate all noxious weeds are to be removed, and landscaping is to be planted in accordance with the approved Landscape Plan.

Landscaping should be planted as early in the construction phase as possible in order that it has a chance to establish whilst staff are regularly on site to provide maintenance and to maximise the opportunity for vegetation growth prior to the commencement of operations.

Reason: To ensure there is adequate landscaping undertaken on the site and an adequate visual screening buffer has been established on the site.

E5 Easements and Covenants

Prior to the issue of an Occupation Certificate, the following easements and/or restrictions created under the *Conveyancing Act 1919* must be registered on the title of the land with the NSW Land Registry Services:

(a) Any easements/covenants or restrictions required by the provision of electricity supply cables to Essential Energy's infrastructure; and

(b) A positive covenant requiring decommissioning, rehabilitation and restoration within six (6) months following end of life of the project (i.e. 40 years from the date of the Occupation Certificate) and for this to occur at no cost to Council.

The proprietor, or successor, must bear all costs associated with the preparation of these instruments. Berrigan Shire Council is to be clearly identified as the authority empowered to modify, vary or release the terms of the encumbrances on title.

Reason: To ensure the development provides the necessary easements and restrictions on the land title.

E6 Removal of Waste upon Completion

Before the issue of an Occupation Certificate, the Principal Certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved Waste Management Plan. Written evidence of the removal must be supplied to the satisfaction of the Principal Certifier. Before the issue of a partial Occupation Certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved Waste Management Plan to the Principal Certifier's satisfaction.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored.

PART F: OPERATIONAL CONDITIONS

F1 Decommission Management Plan

A Decommission Management Plan must be provided to Council (or the relevant approval authority) for review and approval no later than 12 months prior to the end of the operational life of the solar farm (i.e. 40 years from the date of the Occupation Certificate) or no later than 6 months prior to the proposed cessation of operations should the solar farm cease operations in less than 40 years. The Plan shall identify the rehabilitation measures that will be implemented post development to enable the continuation of productive agriculture at a level that is at least commensurate with the pre-existing land and soil capability class. The solar energy project owner or operator shall be responsible for decommissioning and rehabilitation unless there is an agreement with the 'host landowner' that clearly outlines alternate responsibilities. The Plan must include, but not be limited to, the following:

(a) Expected timeline for rehabilitation completion;

(b) Removal from the site of all solar panels, above and below ground infrastructure, fencing, all footings, the internal access track and parking areas and any other structures or infrastructure relating the approved development. Only landscaping may remain;

(c) Programme of site restoration to return the land to its previous condition prior to use as a solar farm. Restoration works are to include, but not be limited to:

  (i) Filling with clean soil all holes in the ground resulting from the removal of footings and underground infrastructure (including cabling);

  (ii) Laser levelling the site; and

  (iii) Suitable revegetation of any areas of exposed earth.

(d) Post restoration, a soil report identifying the land and soil capability class is to be undertaken and results compared to the baseline soil report prepared prior to construction. The report is to submit to council to demonstrate that the condition, suitability and productivity of the land for agriculture has been sufficiently reinstated.

(e) Following removal of the BESS and its footings, site restoration shall include a contamination report prepared by a suitably qualified person to identify whether the ground in and around the location of the BESS is contaminated. Should contamination be found, remediation is to occur to restore the soil to a condition suitable for agricultural production.

(f) Details on waste management aimed at maximising the recycling or reuse of all materials arising from the development, and

(g) Mitigation measures to reduce traffic, dust and noise impacts during the decommissioning phase.

Reason: To ensure the decommissioning of the solar farm occurs in an orderly and sustainable manner, that the amenity of the area is maintained while the solar farm is being decommissioned and to ensure the site can be returned to its original condition.

F2 Vehicle Management

The premises shall be operated in accordance with the following vehicle management requirements:

(a) All loading and unloading of vehicles must be undertaken wholly within the site and all vehicles must enter and leave the site a forward direction.

(b) Sufficient car parking is to be provided on the site, with no car parking to occur on the public road network in the vicinity of the site.

(c) The vehicle entry and exit points are to be clearly signposted and visible from both the street and the site at all times and must be maintained in good condition for the life of the development.

(d) The maximum size truck permitted to access the site is a 19m semi-trailer.

Reason: To ensure the operation of the solar farm does not adversely affect the surrounding road network and has adequate car parking provided on the site.

F3 Landscape Screening

The planting associated with the landscape screen as outlined on the approved Landscape Plan must be maintained while the solar farm is in operation. On-going monitoring of the health and performance of the visual plant screen during the lifetime operation of the solar farm must be undertaken, including replacement of plant stock whenever necessary to ensure the screen continues to act as an effective visual buffer.

Reason: To ensure the provision of a landscape screen to reduce the visual impact of the development.

F4 External lighting

Any lighting used on the site in connection with the development is to comply with *AS 4282 – Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting is installed as low intensity lighting except where required for safety or emergency purposes.

Reason: To protect the amenity of the surrounding area.

F5 Storage of Hazardous Materials

The applicant must store and handle all dangerous and hazardous materials on site in accordance with A*S 1940-2004: The storage and handling of flammable and combustible liquids*. The storage of any dangerous and hazardous materials must be provided in a suitably bunded and impervious area and in such a way as to minimise spills of hazardous materials or hydrocarbons. Clean up any spills must occur as soon as possible.

Reason: To minimise harm to the environment.

F6 Noise Control During Operation

Any noise generated from the operation of the solar farm, including noise from any substation and associated infrastructure, must not be intrusive or constitute offensive noise as defined by the *Protection of the Environment Operations Act 1997* at any private residential receiver.

The operation of the solar farm must satisfy the EPA maximum noise criteria pursuant to the EPA's *Noise Policy for Industry (2017)*. If, at any time, these levels are exceeded, operation of the solar farm shall immediately be modified, including suspension of operations if necessary, to ensure compliance.

Reason: To protect the amenity of the area while the solar farm is in operation.

F7 Waste Materials

The Applicant must:

(a) minimise the waste generated by the development;

(b) classify all waste generated on site in accordance with the NSW EPA *Waste Classification Guidelines, Part 1: Classifying Waste*, November 2014 (or its latest version);

(c) store and handle all waste on site in accordance with its classification;

(d) not receive or dispose of any waste on site; and

(e) remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed waste facility for disposal.

Reason: To protect the environment.

Advisory Notes

ESSENTIAL ENERGY

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;

- Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW); and
- It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Signage
A separate application shall be submitted to Council prior to the erection of any signage unless the proposed signage is ‘exempt development’ under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or any other applicable environmental planning instrument.

External Lighting
Any lighting used on the site in connection with the development is to comply with *AS 4282 – Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting should be installed as low intensity lighting, except where required for safety or emergency purposes.