

18 December 2020

The General Manager
Berrigan Shire Council
56 Chanter Street
Berrigan NSW 2712

Attention: Laurie Stevens

Via Email

Dear Laurie,

**Re: Response to Further Information Request
Proposed 4.95MW Solar Facility and associated works, Broughans Road, Finley**

We are pleased to submit, on behalf of BE Pro G Pty Ltd, a response to further information and additional supporting information for a proposed Electricity Generating Facility and associated works at Broughans Road, Finley.

This letter is provided in response to the Record of Deferral issued by NSW Planning Panels dated 16 November 2020 and received by email on 18 November 2020. In accordance with the request, the additional information is provided to Council for preparation of a supplementary report to Planning panels for determination.

1. Summary of Additional Information

The following additional information is provided for consideration:

- Acoustic Assessment prepared by Harwood Acoustics, dated 18 December 2020
- Revised Development Plans prepared by Bison Energy, dated 18 December 2020
- Landscape Plans prepared by Fiona Slade Landscape Architect, dated 18 December 2020
- Culvert Design – General Arrangement Plans prepared by SJE Consulting dated 18 December 2020
- Revised Statement of Environmental Effects, dated December 2020 with addendum to address the matters raised in the Record of Deferral.

It is noted that a Traffic Management Plan has not been prepared and submitted with this response. While it has been requested by the Record of Deferral, the applicant respectfully requests that this report be required as a condition prior to works commencing or a deferred commencement condition. The reason for this request is that the TMP requires input of the civil contractor who will set up and manage the site in accordance with their specifications and requirements. That detail is not available as yet due to the applicant not appointing a civil contractor and working through the details. The applicant does however acknowledge the need for a TMP to be in place prior to any works commencing and would be willing to accept suitably conditioned or deferred consent. This is discussed in further detail below.

2. Acoustic Report

In response to the request, an Acoustic report has been prepared which assesses the full impact of the proposed solar facility's development upon all sensitive receivers within the vicinity of the site. The Acoustic Report is submitted separately for consideration and has been summarised within the revised SEE addendum.

3. Development Plans

The proposed plans of development have been updated to address the detail requested in the Record of Deferral. Further, the plans have been optimised in response to more recent comments of authorities and electricity providers.

The primary changes are summarised as:

- Rationalisation of circulation spaces, loading and laydown areas, waste and the like
- Rationalisation of the internal driveway access network and providing suitable turning areas
- Identification of setbacks and buffers from perimeters as required
- Identification of Asset Protection Zones
- Appropriate scale and dimensions for key locations.

The development plans have also been amended to include:

- Plans of proposed substation
- Plans of proposed site office
- Typical tracker spacing and heights
- Typical array sections
- Typical fencing details
- Proposed stormwater concept details

4. Landscape Plan

A full landscape plan set has been provided in support of the proposal and is attached. The landscape plan includes provision of landscaping areas to all boundaries of the site.

It should be noted that the landscape plan has identified the existing boundary fencing of the lots on the northern, eastern and southern boundaries and an existing row of tree plantings to the west, rather than to the lease area. This alignment of landscaping is proposed to provide a more sustainable long term outcome, given that the plantings will remain in place beyond the typical lifespan of the solar facility. The landowners preference would be to have perimeter fencing for any future rural uses rather than plantings within open paddock areas.

5. Grazing use

It is confirmed that the subject site will be used for opportunistic sheep grazing in small numbers by the current landowner. Grazing is intended to operate as part of the normal routine by the current landowner and will assist in maintaining pasture height and ground cover, and will allow agriculture to continue on the site, although at reduced capacity. The site is considered suitable for sheep grazing and can be configured as part of the larger farm operations, utilizing internal gates connecting adjoining paddocks and livestock handling facilities.

Livestock will be able to graze in areas between the panel arrays and within the perimeter areas, however landscaping zones would be protected by fencing or similar treatment.

6. Culvert Design

Plans of the proposed culvert have been provided attached to this response. The plans show the proposed arrangement for culvert crossing of the internal channel, and the associated design components to ensure that the culvert can accommodate B-double movements.

It is also confirmed that landowners consent is made to the associated works for the solar facility, including earthworks and culvert works. The Application Form has been amended to include reference to "associated infrastructure and works" and the plans and details have been reviewed by the landowner.

7. Traffic Management Plan

As discussed, the applicant respectfully requests that the requirement for a Traffic Management Plan be imposed as a condition of consent, specifically required prior to any works commencing, or made as a deferred commencement condition.

It is the observation and experience of the applicant that for solar facility approvals, the TMP is generally required as a condition of consent prior to works commencing. The applicant acknowledges that this is an appropriate arrangement as the TMP is a detailed document that requires the input and approval of the civil contractors and other construction personnel. However, the nature of solar developments is also such that contractors are not appointed until after approval is granted.

The TMP is required to include details on specific measures and methods for the construction process which will not be fully known until a contractor is in place and these particular details can be worked through.

The applicant fully acknowledges the need for a TMP and the significance of this in relation to ensuring a safe and efficient operation of development. It is however requested that consideration be given to the timing of requesting this detail in the process. The applicant requests that the TMP be required as a condition of consent, but acknowledges that Council and the Panel may seek this via a deferred commencement. It is noted that the recent approval of a solar facility to the north east of the subject site (61 Broockmans Road) was issued as a deferred commencement approval, with the requirement for a TMP deferred.

We appreciate the opportunity to provide this further information to Council and the Panel for consideration and we trust that this information is sufficient to grant approval. In the event that further clarification is required, the applicant would be pleased to elaborate or provide necessary details.

Should you have any queries please contact the undersigned directly on 6021 0662 or david@habitatplanning.com.au



David Hunter
Director