



# STATEMENT OF ENVIRONMENTAL EFFECTS

Establishment of Solar PV Power Generation Plant

1570 Dandaloo Road, Narromine

PREPARED FOR PROVIDENCE ASSET GROUP | FEBRUARY 2021



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## Contents

1	Introduction	5
1.1	Providence Asset Group	5
1.2	Consultation with Council	5
2	The Site and Surrounds	9
2.1	Site Description	9
2.2	Site Location and Context	10
3	Project Description	11
4	Relevant Legislation and Planning Controls	13
4.1	Environmental Protection and Biodiversity Conservation Act 1999	13
4.2	Environmental Planning and Assessment Act 1979	13
4.3	National Park and Wildlife Act 1974	13
4.4	Biodiversity Conservation Act	14
4.5	Local Land Services Act 2013	14
4.6	State Environmental Planning Policy (State and Regional Development) 2011	15
4.7	State Environmental Planning Policy (Infrastructure) 2007	15
4.8	State Environmental Planning Policy No 55 Remediation of Land	16
4.9	State Environmental Planning Policy (Koala Habitat Protection) 2019	17
4.10	Narromine Local Environmental Plan 2011	18
4.11	Narromine Development Control Plan 2011	20
4.12	Narromine Agricultural Land Use Strategy 2013	20
4.13	Narromine Council Section 7.12 Contributions Plan 2019	21
5	Assessment of Planning Issues	23
5.1	Compliance with Planning Instruments and Controls	23
5.2	Traffic, Access, and Parking	23
5.3	Stormwater, Soil and Erosion Control	24
5.4	Flora and Fauna	25
5.5	Noise	25
5.6	Landscape and Visual Impact	25
5.7	Reflective Glare Analysis	26
5.7.1	Indigenous Cultural Heritage	27
5.7.2	European Heritage	27
5.8	Social and Economic Impacts	27
6	Conclusion	29

## Figures

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Figure 1 – Locality Plan (Source: Six Maps)	9
Figure 2 – Cadastral Plan (Source: Six Maps)	10
Figure 3 – Proposed Development Layout	12
Figure 4 – Extract From Koala SEPP 2019 Map	17
Figure 5 – Land Zone Extract Narromine LEP 2011 (LZN_004A)	18

## Appendices

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Appendix A – Architectural Plans	31
Appendix B – Stormwater Management Plan	33
Appendix C – Compliance Tables	35
Appendix D – Traffic Impact Assessment	39
Appendix E – Visual Impact Assessment	41
Appendix F – Reflectivity Glare Assessment	43
Appendix G – Noise Assessment	45
Appendix H – Preliminary Due Diligence Assessment (Biodiversity and Cultural Heritage) Report	47
Appendix I – Waste Management Plan	49
Appendix J – Quantity Surveyors Report	51
Appendix K - Flood Impact Assessment	53



## 1 INTRODUCTION

This Statement of Environmental Effects (SEE) is submitted to Narromine Shire Council (Council) in support of a Development Application (DA) for a solar photovoltaic (PV) power generation plant at 1570 Dandaloo Road, Narromine NSW 2821 (the site).

Specifically, the proposed development includes:

- + Establishment of a grid-connected solar photovoltaic (PV) plant including associated electrical generation, supplying no greater than 5 megawatts (MW);
- + New 4-5m wide access road on the western boundary of the site;
- + High chain link security fencing 2.3m high; and
- + Other associated site improvements as shown on the Plans at Appendix A.

This SEE has been prepared by SLR Consulting Australia Pty Ltd on behalf of Providence Asset Group (PAG). It describes the site, its environs, the proposed development and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). It should be read in conjunction with the supporting information and Plans prepared by Balance Power and Energy Pty Ltd appended to this report (Appendix A).

### 1.1 PROVIDENCE ASSET GROUP

Providence Asset Group (PAG) is an Australian innovation led investment and asset management firm focusing on ethical investment within an environmental, social, and corporate governance framework. Through collaborative partnerships, PAG supports and invests in projects aligned to new forms of renewable and clean energy.

PAG have now secured over 30 solar farm sites in regional NSW and Victoria, including a partnership with Manilla Community Renewable Energy Inc. to develop Australia's first community owned solar farm. Once constructed the 5MW Manilla project will be able to power the community of Manilla during daylight hours. The project is also a recipient of a NSW Government grant to develop PAG's a world first energy storage technology which will enable PAG's solar projects to provide stable energy well into the early morning and evening peak electricity consumption periods.

### 1.2 CONSULTATION WITH COUNCIL

A formal pre-development application meeting was held on 16 December 2020 via phone. At this meeting, the proposed development was presented by the proponent. The representatives from Narromine Shire Council were Emma Yule, Andre Pretorius, and Jordan Richardson.

A formal site visit was also held on the 12 January 2021. The site visit was attended by Emma Yule, Andre Pretorius and Jordan Richardson from Council, and Rachel Pettitt and Patrick Quinlan from SLR Consulting Australia Pty Ltd (formerly KDC Pty Ltd) and Jeremy Every from Providence Asset Group.

Table 1 summarises the matters raised by Council at both the advisory meeting and site visit. The below table provides comments on each of the matters raised.

Table 1 – Consultation with Narromine Shire Council

Matters Raised	Comments
<p><b>Site Dimension and Plans</b></p> <p>Ensure survey carried out as boundary and fence line may be different.</p> <p>DA plans to provide location of infrastructure and elevations of buildings/structures.</p>	<p>The appropriate plans have been included with this report, see Appendix A.</p>
<p><b>Period of Approval and Owner's Consent</b></p> <p>Confirm legal arrangement for owner's consent with DA and period requested for the approval, subject to an access agreement.</p> <p>End of life of solar farm, clarify any arrangements for site rehabilitation.</p>	<p>Signed and completed owner's consent is included in the application.</p> <p>This Statement of Environmental Effects provides a detailed description of the proposal during both the construction and operational stages.</p> <p>The proposed solar farm is expected to re-establish grasslands on site.</p>
<p><b>Traffic Impact</b></p> <p>Consider traffic during construction period separately to during operations phase.</p> <p>During construction- traffic is notably increased during harvest period versus rest of year.</p> <p>Outline of construction traffic- Provide commitments in Management plan.</p> <p>New power lines interaction with Road reserve.</p> <p>Avoid access to the site during construction via town areas and utilise Highway route where possible.</p> <p>Consider use of McNamaras lane from Mitchell Highway.</p>	<p>A Traffic Impact Assessment has been prepared for the proposal and is located at Appendix D. Within the TIA is an assessment of pre-existing conditions of the roads, traffic generation, vehicle access points, manoeuvring and identification of any road upgrade work required.</p>
<p><b>Stormwater</b></p> <p>A stormwater strategy is required with the DA.</p>	<p>A Stormwater Management Plan has been prepared for this application and provided at Appendix B.</p>
<p><b>Noise Impacts</b></p> <p>Noise of electricity infrastructure to be assessed and for construction period.</p> <p>A Noise Impact Assessment Report is required for the DA.</p>	<p>A Noise Assessment has been undertaken and is included within Appendix G. The report outlines the potential noise impacts as well as mitigation measures.</p>
<p><b>Site Access</b></p> <p>Site distances to be documented for new driveways proposed.</p>	<p>A Traffic Impact Assessment has been prepared for the proposal. Within the TIA is an assessment of site distances.</p>

<p><b>Narromine Airport</b></p> <p>This is a key issue for the site. NSC has a priority to support the long-term viability of the Airport and prevent any development that hinders the airport operations. Narromine Airport is used for gliding and special events and this presents a different set of parameters for consideration compared to typical runway approaches for aircraft. National championships for gliding and AUSFLY events are not to be impacted. Council can provide a contact for gliding event details if required.</p> <ul style="list-style-type: none"> <li>+ OLS</li> <li>+ Reflectivity</li> <li>+ Plane approaches</li> <li>+ Glider activity above - thermal impact</li> </ul>	<p>A Reflectivity and Glare analysis has been prepared and provided at Appendix F.</p> <p>Glider activity and thermal impact</p> <p>There is no documented evidence or applicable academic research focused on the assessment of the impact of solar farms on air currents and aviation. WSP<sup>1</sup> conducted a literature review of studies assessing possible heat island effects induced by large-scale solar farms. In summary, while the findings revealed air temperatures were slightly elevated in the centre of, directly above and directly adjacent to the solar arrays, the temperatures returned to ambient only a few metres above the solar farm.</p>
<p><b>Visual/ Reflectivity Impacts</b></p> <p>A Visual Impact and Reflectivity Assessment is required for the DA.</p> <p>It is expected that the SEE include a visual impact assessment:</p> <ul style="list-style-type: none"> <li>+ Highway</li> <li>+ Consider the installation of new overhead powerlines, buildings and solar array.</li> <li>+ Any lighting proposed.</li> </ul>	<p>A Visual Impact and Reflectivity Assessment has been prepared for this proposal and included at Appendix E. This report includes glare and reflectivity impacts.</p>
<p><b>Existing Residential Development Nearby</b></p> <p>Clear consideration for residents:</p> <ul style="list-style-type: none"> <li>+ Visual impact</li> <li>+ Loss of amenity</li> <li>+ Future plans for rezoning of residential large lots (refer to Strategy available on NSC website)</li> <li>+ Noise</li> <li>+ Construction impact</li> <li>+ Any mitigation proposed</li> </ul>	<p>A Visual Impact Assessment and Noise Assessment have been prepared for this proposal.</p> <p>The proposed development is consistent with the relevant objectives of the RU1 Primary Production zone, including that it will provide a sustainable rural land use whilst maintaining and enhancing the existing natural resource base.</p>
<p><b>Flood Assessment</b></p> <p>Mapped as flood prone land in the LEP – clause 6.2 Flood Planning to be considered.</p> <p>Should consider the land also falls with the Intermediate Floodplain as mapped in the DCP /Flood Policy available on the NSC website.</p>	<p>A Flood Assessment has been prepared for this proposal and is included at Appendix K.</p>

<sup>1</sup> <https://assets.cleanenergycouncil.org.au/documents/events/event-docs-2019/SIF-2019/Presentations/03-Bronte-Nixon.pdf>

Clarify earthworks proposed.	Proposed earthworks are addressed within this Statement of Environment Effects.
<b>Construction dust/Water supply</b> Construction & ongoing demand for water. Include water supply trucks in traffic study. Dust impact to be managed.	An erosion and sediment control plan governing the construction phase of the development can be provided at Construction Certificate stage.
<b>Buffers</b> Landscaping to be documented with consideration of buffers and visual impact assessment. Watering commitments.	Within the Visual Impact Assessment, a Landscaping plan is outlined.
<b>Biodiversity</b> Farmland - consider level of study required. Justify that no formal Flora survey required based on past land use.	As part of the due diligence for this proposal, a Due Diligence Desktop Assessment (Biodiversity and Cultural Heritage) was undertaken and is included at Appendix H
<b>Cultural Heritage</b> Farmland- consider Due Diligence Guidelines.	Kleinfelder have undertaken a Due Diligence Desktop Assessment (Biodiversity and Cultural Heritage) of the proposed development (refer Appendix H).
<b>Consultation</b> Pre-lodgement advice noted – include any evidence of consultation with surrounding residents. Any relevant Authorities – Essential Energy, Transport for NSW, CASA.	It is understood the application will be referred to Essential Energy and the community for comment as part of the formal DA assessment process. Outside the scope of works of this DA, the proponent will apply to Essential Energy for connection in accordance with their requirements.
<b>Ongoing Operations</b> Document in the SEE clear activities post construction period: + Noting the rural setting and vicinity to NSC Animal Shelter/Pound facility and farm land. + How many staff, frequency of visits? Local employment opportunities? + Weed management – Grazing ongoing mentioned. + Any maintenance activities – water usage.	Addressed within this Statement of Environmental Effects.
<b>Communication Pre Lodgement</b> Council Contact is Emma Yule Please contact with queries/ quote for DA fees/ lodgement Expected end January 2021	Noted.

## 2 THE SITE AND SURROUNDS

### 2.1 SITE DESCRIPTION

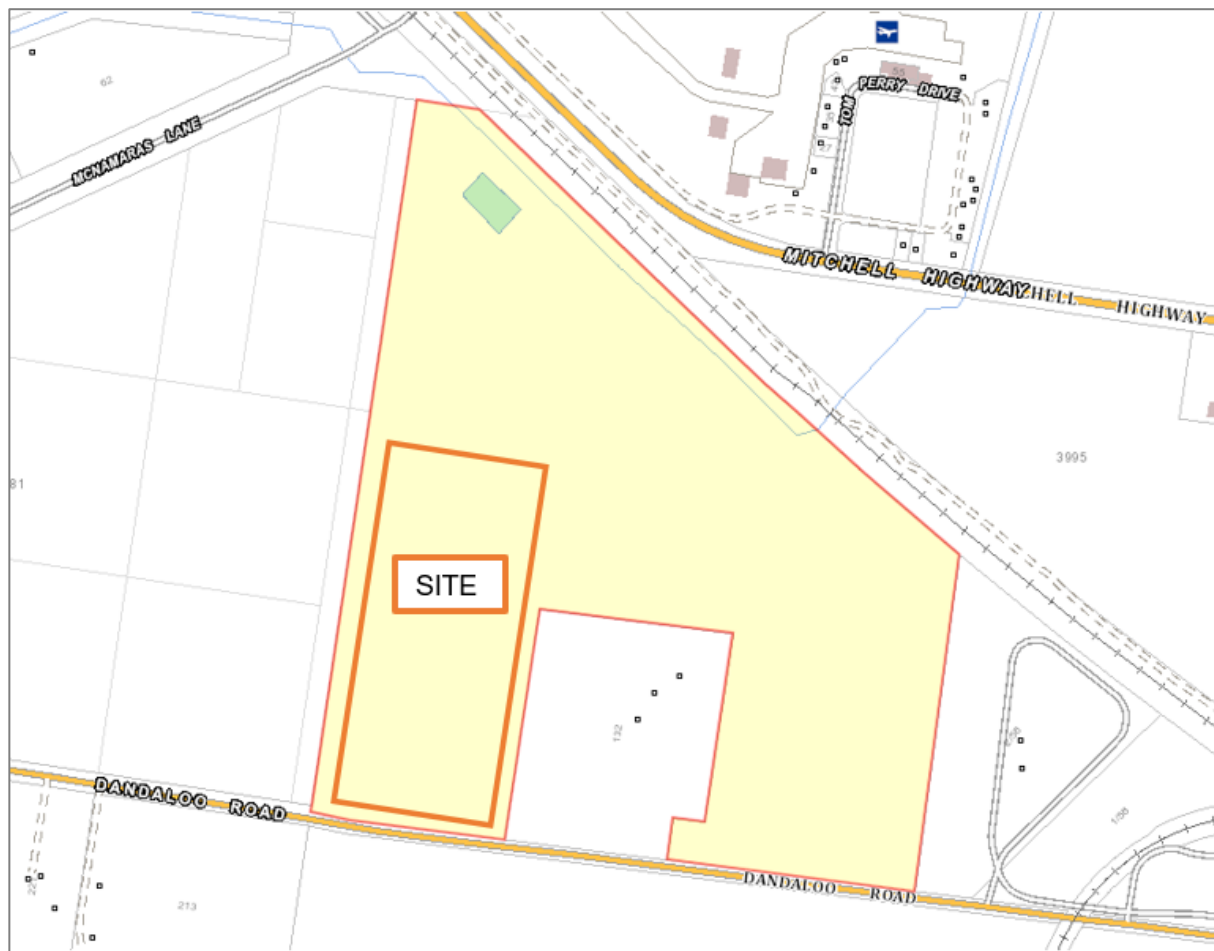
The land is legally known as Lot 2221 DP 1101864 and is generally referred to as 1570 Dandaloo Road, Narromine NSW 2821. The entire site area extends to approximately 90.5 hectares and is primarily flat agricultural lands currently predominantly used for the cultivation of crops.

The proposed development area is generally flat, rectangular in shape and comprises approximately 15 hectares. The development site is located in the south eastern corner of Lot 2221 DP 1101864, fronting Dandaloo Road. The subject site has been cleared of vegetation with the exception of two trees located on the western edge of the proposed solar farm.

**Figure 1 – Locality Plan (Source: Six Maps)**



Figure 2 – Cadastral Plan (Source: Six Maps)



## 2.2 SITE LOCATION AND CONTEXT

The site is located approximately 1km west of Narromine town centre, within the Narromine Shire Council Local Government Area (LGA). Mitchell Highway, to the north of the site, is single lane in each direction, sealed, marked with no kerb or guttering on either side. Dandaloo Road, to the south of the site, is single lane in each direction, sealed, unmarked with no kerb or guttering on either side.

Surrounding lands are similar to the proposed development site consisting of agricultural and primary production land with rural dwellings, sheds, dams, and scattered remnant vegetation. Grain Corp is located directly to the east of the site within the investigation area.

There is a dam and unnamed watercourse running along part of the northern boundary. A setback of the panels to this watercourse and dam was considered and accommodated for the nominated development site.

Narromine Airport is located directly north of the site across Mitchell Highway. To the north of the investigation area is the Main Western Railway.



### 3 PROJECT DESCRIPTION

The Narromine West Solar Farm project is one of PAG's solar initiatives to be rolled out across regional Australia, with multiple benefits for rural and regional communities.

The proposal includes a no larger than 5MW grid-connected solar PV installation. The solar farm will be connected to Essential Energy's network via a 22 kV distribution line running adjacent to the southern boundary of the site. It is noted that a separate application process is being undertaken with Essential Energy for this connection.

The proposed development aims to erect an estimated 12,348 solar PV panels with a nameplate rating of 540W. Other electrical generation infrastructure is proposed on the site including a skid mounted MV Power Station consisting of inverters, transformer, and switchgear. Due to the capacity of the inverter system, the proposed development will produce less than 5MW. Most of the infrastructure will be prefabricated off-site, delivered, and assembled on-site.

The PV arrangement will consist of approximately 147 ground mounted single axis trackers. The PV arrays will have a clearance above the existing ground surface and extend to approximately 2.58m at maximum tilt. The PV mounting structure will comprise steel posts driven to approximately 1.5m below ground using a small pile driver. Additional support structures will be attached to the piles, which will then support the PV panels.

The proposed development will not require the entire removal of vegetation within the development area, it is noted that the site has already been cleared for agricultural purposes in the past. The proposal will not involve clearing of native vegetation that exceeds the Biodiversity Offset Scheme (BOS) threshold for the site. The proposal will result in the removal isolated non-native paddock trees and exotic grasslands.

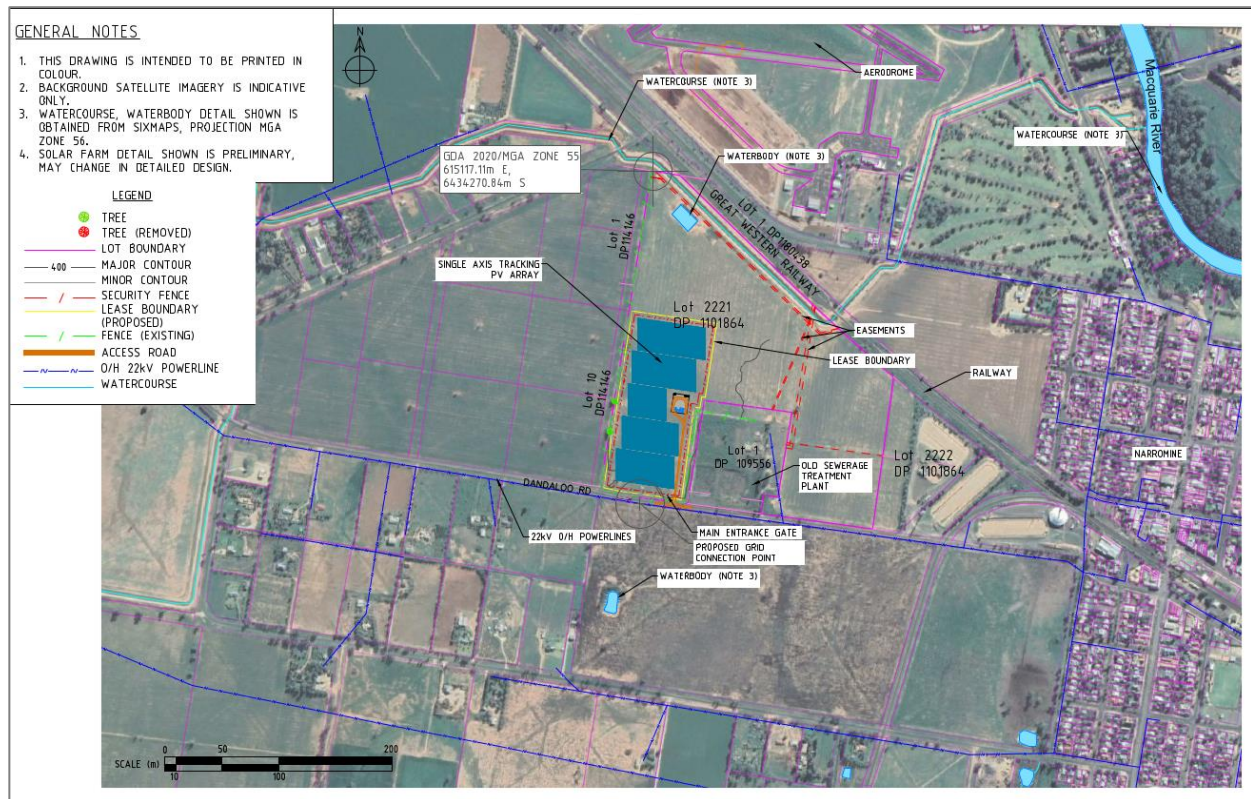
A 4m wide access road is proposed connecting the solar farm to Dandaloo Road adjacent to the eastern boundary of the site, approximately 1.3 km west of Derribong Avenue. The solar farm will be fully fenced with 2.3m high security fencing including barbed wire at the top. The main gate access is provided on the eastern border of the site. Emergency access gates will be provided on all sides of the site. A car park area, off load area and temporary construction office are indicatively shown on the General Arrangement Plan (refer to Figure 3). Motion activated security lighting may be installed at the site. Additionally, there will be a clearance of panels and vegetation around the perimeter of the solar farm, to allow for vehicle access, including fire trucks.

A stormwater management system is proposed including an onsite detention basin holding a total volume of 140m<sup>3</sup> supported with a low flow outlet. Refer to the Stormwater Management Plans at Appendix B. Earthworks for the project are generally limited to the establishment of the access road, drainage swales and batters, laydown area, and detention basin.

The solar PV farm is proposed to operate 24 hours a day, 7 days a week, with no permanent staff on site. Maintenance inspections will be undertaken daily or on an as needs basis.

During the construction period there is estimated to be up to 30 personnel on site for up to 6 months.

Figure 3 – Proposed Development Layout





## 4 RELEVANT LEGISLATION AND PLANNING CONTROLS

The following Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs) are relevant to the proposed development as explored within this Section of the report:

- + Environment Protection and Biodiversity Conservation Act 1999;
- + Environmental Planning and Assessment Act 1979;
- + National Parks and Wildlife Act 1974;
- + Biodiversity Conservation Act 2016
- + Local Land Services Act 2013;
- + State Environmental Planning Policy (Infrastructure) 2007;
- + State Environmental Planning Policy (Koala Habitat Protection) 2019;
- + State Environmental Planning Policy (State and Regional Development) 2011;
- + State Environmental Planning Policy 55 – Remediation of Land;
- + Narromine Local Environmental Plan 2011;
- + Narromine Development Control Plan 2011;
- + Narromine Agricultural Land Use Strategy 2013
- + Narromine Council Section 7.12 Contributions Plan 2019

### 4.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

Consideration of the EPBC Act 1999 revealed that impacts on Matters of National Environmental Significance (MNES) are unlikely to occur. No EPBC listed species, ecological communities, migratory species, or important habitat for such entities was identified within the subject site. The assessment determined that impacts to Matters of National Environmental Significance (MNES) are unlikely; therefore, an EPBC referral to the Commonwealth Minister for the Environment is not recommended.

### 4.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The proposal, as with all development applications, is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act). Section 4.15(1) of the EP&A Act, 1979 provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the subject DA, in accordance with the relevant matters prescribed under Section 4.15(1), is provided within this SEE.

It is noted, pursuant to Section 4.46 of the EP&A Act 1979, the proposed development does not trigger integrated development.

### 4.3 NATIONAL PARK AND WILDLIFE ACT 1974

The National Parks and Wildlife Act 1974 includes provisions for the protection and recording of Aboriginal objects in NSW.

Preliminary Aboriginal archaeological advice has been undertaken for the site in accordance with the provisions of the National Parks and Wildlife Regulations 2009 and the accompanying Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (OEH 2010). See Appendix H for a copy of the findings for the preliminary advice prepared by Kleinfelder.

#### 4.4 BIODIVERSITY CONSERVATION ACT

The Biodiversity Conservation Act 2016 (BC Act 2016) aims to maintain a healthy, productive, and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. To achieve its goals, the BC Act 2016 governs endangered species and communities and provides a framework for a Biodiversity Offset Scheme.

An assessment was undertaken by Kleinfelder in accordance with Section 7.3 of the BC Act 2016 to determine the significance of potential impacts of the proposed development on any threatened species or communities which are listed within the Act.

No threatened ecological communities or any listed flora or fauna were identified on site with the proposed development unlikely to cause any significant impact to any threatened species, populations or communities listed within the BC Act. Entry into the NSW BOS is not triggered by the proposed development.

#### 4.5 LOCAL LAND SERVICES ACT 2013

##### *60H Category 1-exempt land mapping*

*(1) Land is to be designated as category 1-exempt land if the Environment Agency Head reasonably believes that—*

- (a) the land was cleared of native vegetation as at 1 January 1990, or*
- (b) the land was lawfully cleared of native vegetation between 1 January 1990 and the commencement of this Part.*

*(2) Land is to be designated as category 1-exempt land if the Environment Agency Head reasonably believes that—*

- (a) the land contains low conservation value grasslands, or*
- (b) the land contains native vegetation that was identified as regrowth in a property vegetation plan referred to in section 9 (2) (b) of the Native Vegetation Act 2003, or*
- (c) the land is of a kind prescribed by the regulations as category 1-exempt land.*

*(3) Land is to be designated as category 1-exempt land if the land is biodiversity certified under Part 8 of the Biodiversity Conservation Act 2016 or under any Act repealed by that Act.*

*(4) However—*

- (a) land described in subsection (1) or (2) is not to be designated as category 1-exempt land if section 60I (2) requires the land to be designated as category 2-regulated land, and*
- (b) land described in subsection (1) (a) is not to be designated as category 1-exempt land if the land was unlawfully cleared of native vegetation after 1 January 1990, and*
- (c) land described in subsection (2) (a) is not to be designated as category 1-exempt land if the land was unlawfully cleared of native vegetation after 1 January 1990.*

*(5) The regulations may make provision for the purposes of determining whether grasslands are low conservation value grasslands for the purposes of this Division.*

Based on the above data sources, there is sufficient evidence to support that the development area in the subject site of Lot 2221 of DP1101864 has been under regular cropping, grazing and pasture improvement since prior to 1990. Therefore, in accordance with the Local Land Services Act 2013, the full project development area can be considered as category 1-exempt land.

#### 4.6 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Regional development classification applies to both local and designated development applications exceeding certain criteria defined by Schedule 7 of the SEPP SRD.

##### **5 Private infrastructure and community facilities over \$5 million**

*Development that has a capital investment value of more than \$5 million for any of the following purposes:*

- (a) air transport facilities, **electricity generating works**, port facilities, rail infrastructure facilities, road infrastructure facilities, sewerage systems, telecommunications facilities, waste or resource management facilities, water supply systems, or wharf or boating facilities,*
- (b) affordable housing, child care centres, community facilities, correctional centres, educational establishments, group homes, health services facilities or places of public worship.*

The proposed development is considered to be private infrastructure with a CIV greater than \$5 million and as a result the development is deemed to be regionally significant development and the application will be referred to the Regional Planning Panel (RPP) for determination.

#### 4.7 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

##### **Division 4 Electricity generating works or solar energy systems**

One of the aims of SEPP (Infrastructure) 2007 is to provide greater flexibility in the location of infrastructure and service facilities. This SEPP identifies certain electricity generating works that are permitted with consent, without consent, as exempt development, as complying development and works that are prohibited.

In this Division—

***electricity generating works*** has the same meaning as it has in the Standard Instrument.

*Note—*

*The term electricity generating works is defined by the Standard Instrument as follows—*

***electricity generating works*** means a building or place used for the purpose of—

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

##### **Clause 34 Development permitted with consent**

*(1) Development for the purpose of **electricity generating works** may be carried out by any person with consent on the following land—*

(a) in the case of electricity generating works comprising a building or place used for the purpose of making or generating electricity using waves, tides or aquatic thermal as the relevant fuel source—on any land,

(b) in any other case—any land in a prescribed rural, industrial or special use zone.

Definition:

**prescribed rural, industrial or special use zone** means any of the following land use zones or a land use zone that is equivalent to any of those zones—

- (a) RU1 Primary Production,
- (b) RU2 Rural Landscape,
- (c) RU3 Forestry,
- (d) RU4 Primary Production Small Lots,
- (e) IN1 General Industrial,
- (f) IN2 Light Industrial,
- (g) IN3 Heavy Industrial,
- (h) IN4 Working Waterfront,
- (i) SP1 Special Activities,
- (j) SP2 Infrastructure.

The development area is zoned RU1 Primary Production, the proposed solar PV project is therefore permitted with consent under Clause 34 of SEPP (Infrastructure) 2007.

#### **Clause 45 Determination of development applications—other development**

The proposed development will require works to connect to the overhead electricity power lines and as a result constitutes works within 5m of powerlines. Due to the location and nature of the proposed development referral to the electricity supply authority, Essential Energy, will be required during the assessment period.

#### **Clause 85 – Development adjacent to rail corridors**

As the proposed development will be on a site that directly adjoins the rail corridor, the determining authority will be required to refer the application to the relevant rail authority for comment prior to the determination of the development application.

#### **Clause 104 - Traffic-generating development**

The proposed development will not generate greater than 50 vehicle movements per hour and as such does not trigger traffic generating development under the SEPP. Referral under this clause to Transport for NSW is therefore not required.

## **4.8 STATE ENVIRONMENTAL PLANNING POLICY NO 55 REMEDiation OF LAND**

This SEPP requires the consent authority to consider the potential contamination status of the land prior to approving a development.

A search of the NSW EPA's 'List of NSW contaminated sites notified to the EPA' and 'POEO Public Register' has been undertaken which revealed no contaminated sites listed on or in the vicinity of the site. A total of 5 licences have been issued under the Protection of the Environment Operations Act in Narromine, however none are noted within proximity to the site. Environmental protection licences issued within Narromine include:

- + Licence 4264 – Lombard Farms Pty Ltd – Mungeribar Feedlot, Mitchell Highway, Narromine – Operational;
- + Licence 10872 – Namoi Cotton Limited – Trangie Gin, Warren Road, Narromine – Operational;
- + Licence 6055 – Narromine Shire Council – Narromine Waste Facility, Gainsborough Road, Narromine – Operational;
- + Licence 11715 – Narromine Shire Council – Narromine Sewerage Treatment Works, "Redlands" 4722 Mitchell Highway, Narromine – Operational; and,
- + Licence 11762 – Narromine Shire Council – Narromine Sewerage Treatment Works, Dandaloo Road, Narromine – Surrendered.

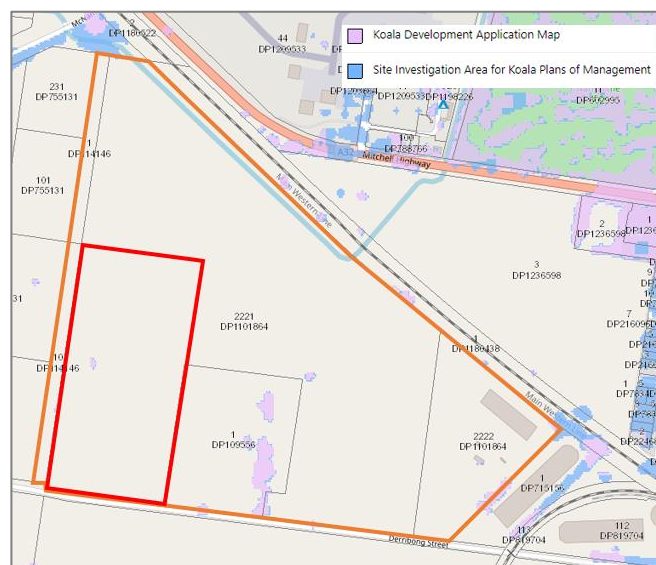
There were no records of former notices of contaminated land within Narromine on the NSW EPA Contaminated Lands Register search. Further, the S10.7 Planning Certificate does not note any asbestos recorded on the site. The site is therefore not currently known to be contaminated and as a result is considered to be appropriate for the site in its current form in accordance with SEPP 55.

#### 4.9 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2019

The State Environmental Planning Policy (Koala Habitat Protection) 2019 (Koala SEPP) aims to encourage the conservation and management of areas of natural vegetation that provide habitat to koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

The Due Diligence Assessment (Biodiversity and Cultural Heritage) (located at Appendix H) found no resident population of koalas in the area and no koala feed trees within the subject site (see Figure 4). Further discussion can be found in the Due Diligence Assessment Report located at Appendix H.

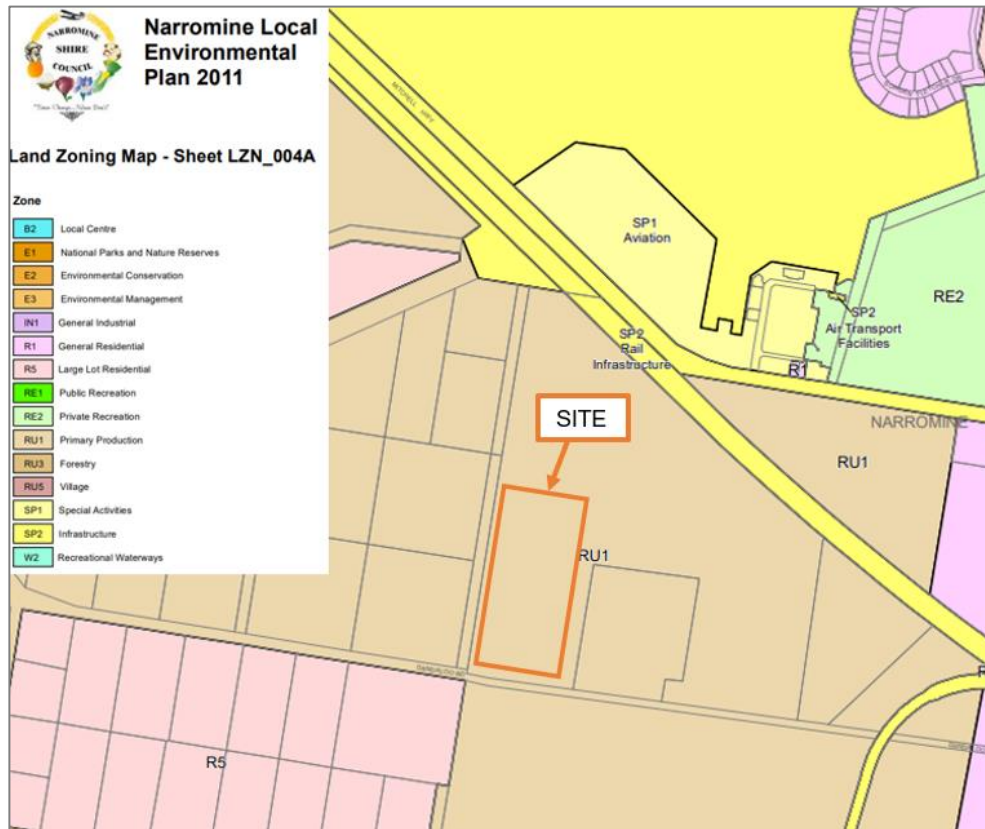
**Figure 4 – Extract from Koala SEPP 2019 Map**



#### 4.10 NARROMINE LOCAL ENVIRONMENTAL PLAN 2011

The entire priority site area is zoned RU1 Primary Production under the Narromine Local Environmental Plan 2011 (LEP 2011), see Figure 5.

Figure 5 – Land Zone Extract Narromine LEP 2011 (LZN\_004A)



#### Zone RU1 Primary Production

##### 1 Objectives of zone

- + 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.

##### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations; Roads; Water reticulation systems

##### 3 Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Depots; Dual

*occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Mooring pens; Moorings; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems*

#### **4 Prohibited**

##### ***Any development not specified in item 2 or 3***

The proposed land use, defined as *electricity generating works*, is prohibited within the RU1 zoned as *any other development not specified in item 2 or 3*. As a result, permissibility of the project will require an alternative approval pathway, noting the proposal is permissible under Clause 34 of SEPP (Infrastructure) 2007 as discussed in Section 4.7.

LEP 2011 definition:

***electricity generating works*** means a building or place used for the purpose of—

(a) making or generating electricity

##### Clause 4.1 Minimum Subdivision Lot Size

The minimum lot size for subdivision across the site area is 40 hectares. Subdivision does not form part of the scope of works for the solar PV farm. This clause is relevant however for BDAR thresholds (refer to Section 5.4).

##### Clause 4.3 Height of Buildings

This clause has not been adopted under LEP 2011

##### Clause 4.4 Floor Space Ratio

This clause has not been adopted under LEP 2011

##### Clause 5.10 Heritage Conservation

The site area does not contain a listed heritage item nor are any listed heritage items located in proximity to the area. The area is not mapped as a heritage conservation area under the LEP 2011.

##### Clause 6.1 Earthworks

The objectives of this clause are:

(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,

The proposal must have regard to the above noting that earthworks associated with the development are not significant.



#### Clause 6.2 Flood Planning

The investigation area is mapped entirely within a flood prone land area under the LEP 2011. The Planning Certificate for the site states that the land is subject to flood related development controls. A Flood Impact Assessment has been prepared, refer to Appendix K.

#### Clause 6.6 Groundwater vulnerability

The site is identified as vulnerable land on the ground vulnerability map. The objective of this clause is to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from depletion and contamination as a result of inappropriate development.

Before determining a development application for development on land to which this clause applies, the consent authority must consider:

- (a) whether or not the development (including any on-site storage or disposal of solid or liquid waste and chemicals) is likely to cause any groundwater contamination or have any adverse effect on groundwater dependent ecosystems, and*
- (b) the cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.*

#### Clause 6.8 Essential Services

Provision of relevant services, such as water supply, stormwater drainage, and vehicular access suitable for the proposed development must be detailed as part of the future DA.

#### Clause 6.9 Airspace operation

The objective of this clause is to provide for the effective and ongoing operation of the Narromine Airport and to protect the community for undue risk from that operation. The Planning Certificate confirms that the site has been identified as being within the Narromine Airport Obstacle Limitation Surfaces and the maximum height limit for the site is 281.5m AHD.

The proposed development will not penetrate the Limitation or Operations Surface.

In summary, the PV solar farm project concept is compliant with the relevant clauses and controls contained within NLEP 2011 with the exception of permissibility, which is overridden by SEPP Infrastructure.

### **4.11 NARROMINE DEVELOPMENT CONTROL PLAN 2011**

The Narromine Development Control Plan (DCP) 2011 applies to all land within the Narromine Local Government Area (LGA), including the subject site. The relevant sections of the DCP include:

- + Narromine Aerodrome
- + Parking and Access

A full assessment against the relevant components of the DCP is included in table format at Appendix C.

### **4.12 NARROMINE AGRICULTURAL LAND USE STRATEGY 2013**

The Narromine Agricultural Land Use Strategy (Strategy) has two main objectives; being identify and protect existing land utilised for intensive plant agriculture and identify any additional land appropriate for intensive plant agriculture.



A number of factors were assessed to determine which lands were appropriate for future intensive plant agriculture, including soils, water allocations and availability, farm sizes, climate and capability balanced with environmental sensitivities such as contamination and biodiversity.

The proposed development on the subject site will align with the goals of the Land Use Strategy as intensive plant agriculture use is not proposed. The proposed development will provide an appropriately sized renewable energy project in a location with ready access to the electrical network which will support the regional development of Narromine.

#### **4.13 NARROMINE COUNCIL SECTION 7.12 CONTRIBUTIONS PLAN 2019**

This plan applies to the site and future development valued at \$100,000 and greater will attract 0.25% to 1% contribution rate, refer to Figure 4. Section 2.5 of the contribution plan states that *'this Plan applies to all applications for development consent and complying development certificates on the land to which the Plan applies.'*

**Figure 6 – Development Contributions**

Cost of Development	Contribution levy rate %
All development valued at \$100,000 or less	0.0%
All development valued at \$100,001 up to \$200,000	0.25%
All development valued at \$200,001 up to \$500,000	0.5%
All development valued in excess of \$500,000	1.0%

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## 5 ASSESSMENT OF PLANNING ISSUES

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this SEE. The assessment considers only those matters under Section 4.15(1) of the EP&A Act 1979 that are relevant to the proposal.

### 5.1 COMPLIANCE WITH PLANNING INSTRUMENTS AND CONTROLS

Unless otherwise stated, the proposed development either complies with or is consistent with all relevant planning instruments and controls set out in Section 4 of this SEE, in that:

- + The proposed solar farm will have minimal impact on any potential listed flora or fauna under the BC Act 2016;
- + The development is classified as Regional Development under SEPP State and Regional Development and will therefore be determined by the RPP;
- + The proposal complies with the requirements of SEPP Infrastructure and referral to the road authority will not be required as the proposal is not classified as traffic generating development;
- + The proposed solar PV farm is permissible within the RU1 Primary Production zone under SEPP Infrastructure; and
- + The proposal is generally consistent with the objectives and relevant controls within Narromine DCP 2011. A detailed assessment of the proposed development against the relevant provisions of the DCP is provided in the table at Appendix C.

### 5.2 TRAFFIC, ACCESS, AND PARKING

#### Traffic

A Traffic Impact Assessment (TIA) has been undertaken by Intersect Traffic and is attached at Appendix D. The anticipated rates of traffic likely to be generated from the proposed development (both during construction and once operational) are discussed in the TIA.

The majority of traffic movements associated with the development will occur during the construction of the solar farm (approximate 6-month period) with the delivery of panels and prefabricated structural supports. Deliveries during construction works is expected to be within rigid and articulated vehicles and the access road has been designed to safely accommodate these vehicles.

Traffic movements generated during operation will include single staff light vehicle movement associated with maintenance inspections and specific maintenance work (on an as needs basis) which will be short term and infrequent.

Peak hour construction traffic has been calculated with a predicted peak of 18 vehicle trips per hour consisting of 10 light vehicles, 3 roadwork vehicles, and 2 delivery vehicles. The report also assessed the cumulative impacts of the construction of the proposed Narromine West Solar Farm

In summary, the additional traffic anticipated from the proposal has been assigned to the road network where it was found that the surrounding road network (both now and in 10 years) is capable of accommodating the expected additional traffic from the proposal.

## Access and Internal Circulation

Access to the site during both construction and operational phases of the development will be via Mitchell Highway, McNamara's Lane and Dandaloo Road adjacent to the eastern boundary of the site. The proposed driveway will provide for the turning movements of cars and service vehicles, in accordance with Council controls and the Australian Standard for Parking Facilities (Part 1: Off-street car parking and Part 2: Off-street commercial vehicle facilities), AS 2890.1:2004 and AS 2890.2 –2002. Furthermore, sight distance at the proposed access was observed to be in excess of 250 metres in each direction and therefore complies with the relevant Australian Standards.

## Parking

The Narromine Shire Council DCP 2011 sets out the relevant on-site car parking rates for land uses within the Narromine area. No specific car park rate is provided for solar projects and gross floor area is proposed as part of the development.

Adopting the industrial development rates for this project, the relevant on-site car parking provision during the operation of the solar farm is: *1 space per 100m<sup>2</sup> GFA plus 1 space per 40m<sup>2</sup> GFA of office space and 1 space per 37m<sup>2</sup> GFA of retail space.*

With no buildings on the site and only 1 employee engaged in the day to day operation of the Solar Farm, the development is only recommended to provide 1 on-site car parking space to comply with the DCP requirements.

Consideration of construction parking demand has also been considered with potential for up to 30 employees projected. A total of 10 car parks are proposed with additional space afforded for potential onsite overflow if required. The car parking area will comply with the requirements of Australian Standard AS2890.1-2004 Parking Facilities – Part 1 Off-street car parking with parking bay sizes 2.4 m x 5.4 m and aisle widths of 5.8 metres. Therefore, the on-site car parking is considered suitable for the development ensuring all vehicle movements to and from the site off Dandaloo Road will be undertaken in a forward direction.

## 5.3 STORMWATER, SOIL AND EROSION CONTROL

The proposed stormwater management system has been designed to reduce post-development flows to align with the pre-development conditions on the site. To achieve this, a detention basin is proposed at the north border of the development area. This basin provides a holding volume of 140m<sup>3</sup> and is supported with a low flow pipe and overflow weir. The stormwater management system proposed has been designed in accordance with Council requirements and with the proposed mitigation measures achieves compliance with the pre-development stormwater flows.

The stormwater drainage strategy for the development can be summarised as:

- (i) All impervious runoff from the proposed Photovoltaic Arrays will discharge to the existing ground surface where the natural flow regime will be maintained.*
- (ii) Runoff from the proposed gravel/hardstand area catchment will be conveyed via sheet flow and the existing swale to the proposed above ground onsite stormwater detention basin.*
- (iii) Discharge from the above ground onsite stormwater detention basin will be limited to the pre-development flow rates.*

Provided the above stormwater drainage philosophy is adopted for the site, the proposed Narromine West solar farm will limit the post-development peak flows to pre-development flow rates for the 1 EY, 10% AEP and 1% AEP events. A detailed Stormwater Management Plan has been included in Appendix B of this application.

## 5.4 FLORA AND FAUNA

Kleinfelder have undertaken a Due Diligence Desktop Assessment (Biodiversity and Cultural Heritage) of the proposed development (refer Appendix H). This assessment has been undertaken with reference to the EP&A Act 1979 as well as the BC Act 2016 and the EPBC Act 1999.

As noted within the Desktop Due Diligence Assessment Report, the site is mainly cleared of vegetation due to previous agricultural development. As such, removal of native vegetation within the site will be negligible. The proposed site is not within or near any mapped Areas of Outstanding Biodiversity Value. Impacts on biodiversity values have been addressed through an iterative design process to avoid areas of higher biodiversity value within the site.

The Desktop Assessment determined that the proposed Development Site appears to be comprised of agricultural lands that contain minimal biodiversity or cultural heritage values with the proposed development unlikely to cause a significant impact to any threatened species, populations or ecological communities listed under the NSW BC Act. Entry into the NSW BOS is not triggered by the proposed development.

## 5.5 NOISE

A Noise Assessment (NA) undertaken by Muller Acoustic Consultants measured and modelled the potential noise generation for the operation (both during construction and once operational) including sleep disturbance noise emissions (refer to Appendix G).

### Operational Noise

The results of the NA demonstrate that emissions from the project can satisfy the relevant Project Noise Trigger Levels (PNTL) at all assessed receivers for all assessment periods under normal operation. Furthermore, sleep disturbance is not anticipated, as emissions from impact noise are predicted to remain below the EPA screening criterion for sleep disturbance and awakenings.

Based on the NA results, there are no noise related issues which would prevent the approval of the project. The results of the assessment shows compliance with the relevant operational and road noise criteria. Accordingly, no additional ameliorative measures will be required.

### Construction Noise

Modelled noise emissions from project construction activities identify that relevant noise management levels may be exceeded at four receiver locations. Given that construction is anticipated to occur during standard construction hours, sleep disturbance has not been considered in this assessment. Noise mitigation measures to be considered during construction are proposed in the Noise Assessment (refer to Appendix G).

Road emissions associated with the project are not expected to increase existing noise levels by more than 2dB and will comply with the relevant NSW Road Noise Policy (RNP) criteria. Vibration impacts have also been assessed and have been considered to be negligible.

Further discussion and noise assessment results are included in the enclosed Noise Assessment (refer to Appendix G).

## 5.6 LANDSCAPE AND VISUAL IMPACT

### Visual Impact

It is relevant to consider the visual impact of the proposal given the existing rural landscape character of the area and location of a number of neighbouring properties within 1km radius of the site. SLR Consulting has undertaken a Visual

Impact Assessment (VIA) to assess the potential visual amenity changes which may occur as a result of the proposed development, see Appendix E.

The VIA considered the potential impacts of the development from Mitchell Highway, Dandaloo Road and Old Blackwater Road. It was considered the development would have minor to negligible impacts.

Typically, it was considered views to the site from local roads and other public locations in the area were very limited. Implementation of the mitigation measures as detailed within the VIA will provide an effective visual buffer compatible with the rural landscape of the area enhancing the visual amenity for local residents and visitors to the area.

Connection of the solar development to the Essential Energy network is subject to the requirements of the NSW Electricity Supply Act 1995 and therefore not considered to be part of this development application. However, for the avoidance of uncertainty, the connection to the existing network is expected to be via underground cable to the southern boundary of the development site before transitioning to overhead via a single new boundary pole and a single span of overhead power line connecting to the existing Essential Energy 22 kV line adjacent to Dandaloo Road. Consequently, the visual impact of the proposed power line connection is minimised and considered negligible within the context of the existing electricity network of the area.

#### Landscaping

In line with the recommendations of the VIA, SLR Consulting have prepared a Landscape Plan to compliment development at the site (refer Appendix E). The Landscape Plan aims to provide screening of the development from nearby residences through the provision of screening trees.

The planting schedule is based mainly on durable native species which enhance the local ecology and complement the rural character of the surrounding landscape. Shrubs will be used along the western boundary and along the Dandaloo Road Frontage (Southern) to screen any potential visual or glare impacts to nearby dwellings. For further details, see the included Landscape Plan (refer appendix E).

## 5.7 REFLECTIVE GLARE ANALYSIS

SLR Consulting have prepared a Reflective Glare Assessment, refer to Appendix F and conclusion of findings below.

#### Aviation-Related Potential Glare

Quantitative analysis using the FAA-SGHAT software tool has shown that there will be nil glare from the proposed solar farm at Narromine Aerodrome with the solar array in normal tracking mode.

There is potential for glare if panels need to be left at a horizontal or near horizontal position. Leaving the solar array with either an eastwards or westwards fixed tilt angle of at least 15° would eliminate this occurrence. This will also eliminate any potential for glider aviation glare on Runway 36.

#### Motorist, Rail Traffic and Residential Glare

There will be nil glare from the proposed solar panels in relation to road traffic, rail traffic and surrounding residential receivers under the standard operational  $\pm 60^\circ$  tilt angle scenario.

There is potential for reflection visibility to nearby residential receivers if solar panels are left in a FIXED TILT horizontal or near horizontal position (e.g., for maintenance, during construction, etc). These will be eliminated if panels are left with either an eastwards or westwards tilt of a minimum 15°.

### 5.7.1 INDIGENOUS CULTURAL HERITAGE

Kleinfelder undertook desk top due diligence in relation to Aboriginal heritage at the site and found that no known Aboriginal sites or Aboriginal Places are recorded on AHIMS in the project area (refer to Appendix H). There are no landscape features located on site that would indicate the presence of Aboriginal objects. Further, the lack of features relating to Aboriginal occupation in the proposed project area, makes it unlikely Aboriginal objects would be present.

### 5.7.2 EUROPEAN HERITAGE

The site does not contain any listed heritage items under Schedule 5 of LEP 2010, nor is it located within a heritage conservation area. No other heritage items are located in proximity to the site.

## 5.8 SOCIAL AND ECONOMIC IMPACTS

An analysis of the social and economic impacts associated with the development of the site is detailed in this section to ensure that, where relevant, social and economic considerations are an integral part of the development assessment process.

The proposed establishment of a solar farm on the site is anticipated to have an ongoing positive social and economic impact on the local Narromine area and the broader community.

A review of existing renewable projects along with NSW State Government research reveals support for renewable energy projects is generally favourable within the Far Western Region. This research revealed:

- + 94 per cent of respondents supported using renewables to generate electricity in NSW
- + 81 per cent believed NSW should increase the use of renewables over the next five years
- + 95 per cent supported the use of solar farms in NSW, 92 per cent in their local region, and 84 per cent within 1–2 kilometres of where they lived.

The proposed solar farm is predicted to improve intergenerational equity through its beneficial contribution to Australia's climate change and greenhouse gas minimisation efforts, specifically:

- + Directly contribute to helping Australia in meeting the Renewable Energy Target;
- + Reduce greenhouse gas emissions required to meet Australia's international climate conditions; and
- + Assist in the transition towards cleaner electricity generation.

This is achieved by the potential to generate up to 5MW of electricity potentially powering 2,000 homes during daylight hours whilst reducing CO<sub>2</sub> emissions by around 200,000 tonnes over the lifespan of the project.

Ongoing communication with the community has been highlighted as an imperative to maximise social benefits of the proposed development. Further recommendations include the following:

- + Liaison with local industry representatives to maximise the use of local contractors, manufacturing facilities, materials;
- + Establish visual screening early to minimise the visual impact on the solar farm. Visual screening should be done in consultation with closest property holders in accordance with Visual Impact Assessment and Landscaping Plan;

- + Establish good relations with people living in the vicinity of the proposal site at the beginning of the proposal and maintain; and
- + Implement a community consultation plan to manage impacts to community stakeholders, including but not limited to:
  - o Mitigation measures to reduce potential construction impacts.
  - o Protocols to keep the community updated about the progress of the Proposal and proposal benefits.
  - o Protocols to inform relevant stakeholders of potential impacts (haulage, noise, air quality etc.).
  - o Protocols to respond to any complaints received.
  - o Information on how potential customers can access the renewable energy source.
  - o A process to monitor the predicted social impacts and amend mitigation and management measures as required.

In summary, the proposed establishment of a solar PV farm on the site is anticipated to have an ongoing positive social and economic impact on the local Narromine area and broader community. Overall, it is considered that the development:

- + Is consistent with the regulatory and business development framework, including state government legislation and the Narromine Shire Council strategic land use plans;
- + Will have positive impacts intergenerational equity, with the provision of cleaner energy in the future;
- + Supports Commonwealth and NSW climate change commitments;
- + Will generate enough clean, renewable energy for about 2,000 homes;
- + Is an appropriate development in relation to the projected changes to population and demographics in the region;
- + Is unlikely to have significant negative social impacts to the locality and region; and,
- + Would be a benefit contributing to the overall community sustainability of the Narromine and broader communities.



## 6 CONCLUSION

The proposed solar PV electrical generation operation located at 1570 Dandaloo Road will provide electrical power to support the needs of Narromine and the surrounding agricultural operations along with rural towns and villages. With the growth of the Narromine area, the new solar farm proposed under this DA will greatly assist in meeting the growing electrical demands required to support that growth.

The site has been chosen for its suitability in terms of land use zoning, relatively flat topography, limited trees and vegetation and access to high-capacity transmission lines.

The proposed development is consistent with the objectives of the RU1 Primary Production Zone as it will provide a compatible land use which minimises land use conflict in the area, whilst contributing to the land use diversity of the area. The proposal will not increase demand for public services or facilities and will have minimal impact on native vegetation and wildlife corridors or on waterways, wetlands, or riparian zones. The development is compliant with the relevant LEP and ISEPP clauses, presenting no variations to any development standard. The proposal is generally compliant with the requirements of Narromine DCP 2011.

The design of the development incorporates appropriate stormwater management, respects the natural environment, and minimises potential amenity impacts on neighbouring properties.

Due to the use of high-quality solar tracking systems and site buffer distances to surrounding receivers and transport networks, potential for glare impacts on the surrounding area is considered to be negligible.

This SEE has addressed the potential impacts arising from the proposal on surrounding properties including traffic, access and parking, noise, visual amenity, ecological, and waste and water management. Where necessary, mitigation measures are proposed to minimise these potential impacts and reduce potential risk associated with the development.

Given the merit of the design and the absence of any significant adverse environmental impacts or planning issues, the DA is considered to be in the public's interest and worthy of Council's support.

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## **Appendix A – Architectural Plans**

Balance Power and Energy Pty Ltd

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## **Appendix B – Stormwater Management Plan**

DRB Consulting Engineers Pty Ltd

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## Appendix C – Compliance Tables

SLR Consulting Australia Pty Ltd

**Table 1 – Narromine Shire DCP 2011 Compliance**

Control	Requirement	Comment	Compliant
<b>Chapter 5(f): Narromine Aerodrome</b>			
Lighting/reflective material	<p><i>Council will consider the impact of lighting and use of reflective materials on the operation of the airport. Solar panels, use of reflective materials, ground lights, street lighting and sports fields have the potential to cause confusion, distraction or glare by colour, position, direction, pattern or intensity of light emission upwards towards aircraft accessing the airport. The following standards are to be assessed for developments within 6 kilometres of the centreline of the runways at the Aerodrome.</i></p> <ul style="list-style-type: none"> <li><i>- Lights are to be installed pointing downwards on all properties;</i></li> <li><i>- Where lights must be installed higher than 45 degrees to horizontal, a screen or shield is to be installed above the light to ensure to limit light emitted above horizontal;</i></li> <li><i>- Coloured lights which extend above horizontal within the boundaries of the Aerodrome including Skypark are to be given additional assessment, possibly by CASA, because coloured lights are used to identify different aerodrome facilities, in particular, runway boundaries</i></li> </ul>	The proposed solar panels and associated infrastructure will have minimal impact on the operation of the Narromine Aerodrome posing minimal risk.	Yes
<b>Building Layout &amp; Design</b>			
Scale	<i>All new development must be of a scale that is proportionate to the existing development and character of the locality.</i>	Noted.	Yes
Setbacks	<i>The setback requirements will be subject to the design of the development and the onsite vehicle manoeuvrability required for each development. The specified setback area is to be kept clear and maintained in an accessible manner at all times</i>	<p>A greater than 8m front setback area is proposed from the existing fence onsite to the proposed security fence.</p> <p>A 10m rear setback is proposed and appropriate side setbacks are proposed, with no development in proximity to the sides of the site.</p>	Yes
Landscaping	<i>Landscaping can also play a major role in beautifying a site. A landscaping plan, including location and species type, must be submitted with a development application for new development and</i>	Landscaping is proposed where necessary to minimise visual impact on the rural landscape. A Landscape Plan prepared by SLR Consulting has been provided at Appendix E.	Yes

	<p>applications for major extensions/alterations to an existing building. Minor modifications to developments do not require new or revised landscaping plans. Landscaping should include a variety lawn (not more than 50% of the landscaped area and where basix permits) and low maintenance trees, shrubs (non-flowering natives preferred) and ground covers etc. Species should be selected to ensure they do not attract bird life. Flowering natives are therefore discouraged. A landscape plan must also contain the following provisions:</p> <ul style="list-style-type: none"> <li>- Landscaping to screen service and waste areas;</li> <li>- Landscaping to assist in the energy efficiency of the building;</li> <li>- Low water usage and native vegetation is encouraged (but not mandatory) on all allotments;</li> <li>- Landscaping must not include species which are identified as prolific weeds;</li> <li>- Landscaped areas must be at least 1.5 metres wide (where provided along boundaries) and include water-efficient watering measures such as drip systems;</li> <li>- A buffer between differing commercial uses if appropriate;</li> <li>- Landscaping must minimize the effects to overhead and underground services and utilities; and</li> <li>- Lighting to walkways and entries to manage safety and security.</li> </ul>		
Car Parking	<p>Larger development applications (such as major commercial or industrial developments, traffic generation development as defined by State Environmental Planning Policy (Infrastructure) 2007 may require a specific Parking Study or Traffic Impact Assessment to justify the proposed development in terms of access, provision of car parking and impact on the local road network. Certain development will require a referral and concurrence from the NSW Roads and Maritime Services (RMS). Development with direct access to a</p>	<p>A Traffic Impact Assessment has been prepared at Appendix D.</p> <p>The proposed car parks are considered to be appropriate considering the low amount of traffic generation projected once operational.</p>	Yes



	<i>classified road or within the vicinity of a classified road will be referred to the RMS for their concurrence.</i>		
Waste Removal and Storage	<i>Provision is to be made for the storage on-site and disposal of all trade waste and refuse. A minimum hardstand area of 3 m by 2.4 m is to be allocated specifically for the storage of on-site waste containers and such area is to be located behind the building line (where possible) and accessible by waste service vehicles. All waste receptacles must be fitted with a closing lid to ensure minimised access by bird life.</i>	Minimal waste will be generated by the development. The majority of the construction phase consists of the erection of prefabricated solar units. A Waste Management Plan has been provided at Appendix I.	Yes
<b>Flood Policy for Developments in Urban Floodplains</b>			
<b>Standards for Flood Affected Land</b>			
1.2 Objectives	<p><i>The objectives of this Flood Policy are:</i></p> <p><i>(a) To provide detailed controls for the assessment of applications on land affected by floods in accordance with the provisions of Narromine LEP 1997 (as amended) and the Narromine Floodplain Risk Management Study and Plan, 2009.</i></p> <p><i>(b) To alert the community to the hazard and extent of land affected by floods.</i></p> <p><i>(c) To inform the community of Council's policy in relation to the use and development of land affected by the potential floods in Narromine.</i></p> <p><i>(d) To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by floods</i></p>	<p>The proposed solar panels and associated infrastructure will have minimal impact on flood behaviour and is structurally sound posing minimal risk to the surrounding area.</p> <p>The development is consistent with the Narromine Flood Policy.</p>	Yes
3.3 What Controls Apply to Proposed Development	<i>The "Intermediate Floodplain" is the remaining land inundated by the 1% AEP flood and not falling in the above categories of flood prone land. All land uses would be permitted in this zone, subject to minimum floor level requirements for the various categories of development</i>	Noted.	Yes
3.5 Fencing	<i>Any proposed fencing is to be shown on the plans accompanying a development application to allow Council to assess the likely effect of such fencing on flood behaviour.</i>	Noted.	Yes.
3.6 Other Uses and Works	<i>All other development, building or other works within any of the categories that require Council's consent will be considered on their merits. In consideration of such applications, Council must determine that the proposed development is in compliance with the objectives of this Policy.</i>	Noted.	Yes

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## **Appendix D – Traffic Impact Assessment**

Intersect Traffic Pty Ltd

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## **Appendix E – Visual Impact Assessment**

SLR Consulting Australia Pty Ltd

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## **Appendix F – Reflectivity Glare Assessment**

SLR Consulting Australia Pty Ltd

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## **Appendix G – Noise Assessment**

Muller Acoustic Consulting Pty Ltd

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## **Appendix H – Preliminary Due Diligence Assessment (Biodiversity and Cultural Heritage) Report**

Kleinfelder Australia Pty Ltd

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## **Appendix I – Waste Management Plan**

SLR Consulting Australia Pty Ltd

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## **Appendix J – Quantity Surveyors Report**

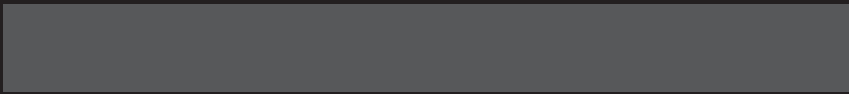
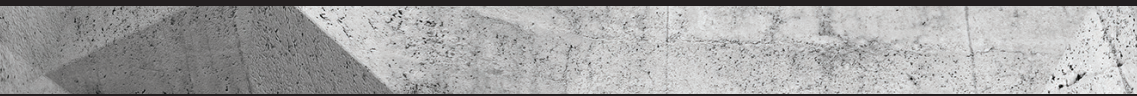
RPS Group Pty Ltd

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## **Appendix K - Flood Impact Assessment**

Torrent Consulting Pty Ltd



02 4940 0442  
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