

2 October 2024

SLR Ref No.: 630.031822.00001-v2-SEE-361 Oxley Highway, Gilgandra_CB_MD_.docx

Attention: General Manager
Gilgandra Shire Council
15 Warren Road (PO Box 23)
Gilgandra NSW 2827

SLR Project No.: 630.031822.00001

RE: Statement of Environmental Effects
s4.55(1A) Modification to DA2021/430
361 Oxley Highway Gilgandra NSW 2827

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) acts on behalf of Yes Group SA (Yes Group) in lodging this Section 4.55(1A) modification application to Gilgandra Shire Council (Council) to modify DA2021/430. The proposal includes modifications to the Architectural Plans at the approved Solar Farm at 361 Oxley Highway Gilgandra NSW 2827.

The proposed amendments to the approved DA2021/430 includes updates to the stamped plans. This modification application involves minor alterations to the approved layout of the proposed Solar Farm including:

Table 1 Proposed Minor Modifications

APPROVED	PROPOSED
<ul style="list-style-type: none"> • 11.3ha fenced area; • 2 x 3.4 MW AC inverters; • 10m setback from bushfire zone; • 12,000 solar modules; and • Two (2) Battery Energy Storage System. 	<ul style="list-style-type: none"> • 11.34ha fenced area • 2 x 4.72 MW inverters • 20m setback from bushfire zone • 11,232 solar modules • Two (2) Battery Energy Storage Systems • Relocation of BESS; • Relocation of security fence around boundary; and, • No additional tree removal or access changes.

Refer to **Figure 1** and **Figure 2** for the endorsed and proposed site layout changes.

Figure 1 Endorsed Site Plan Extract

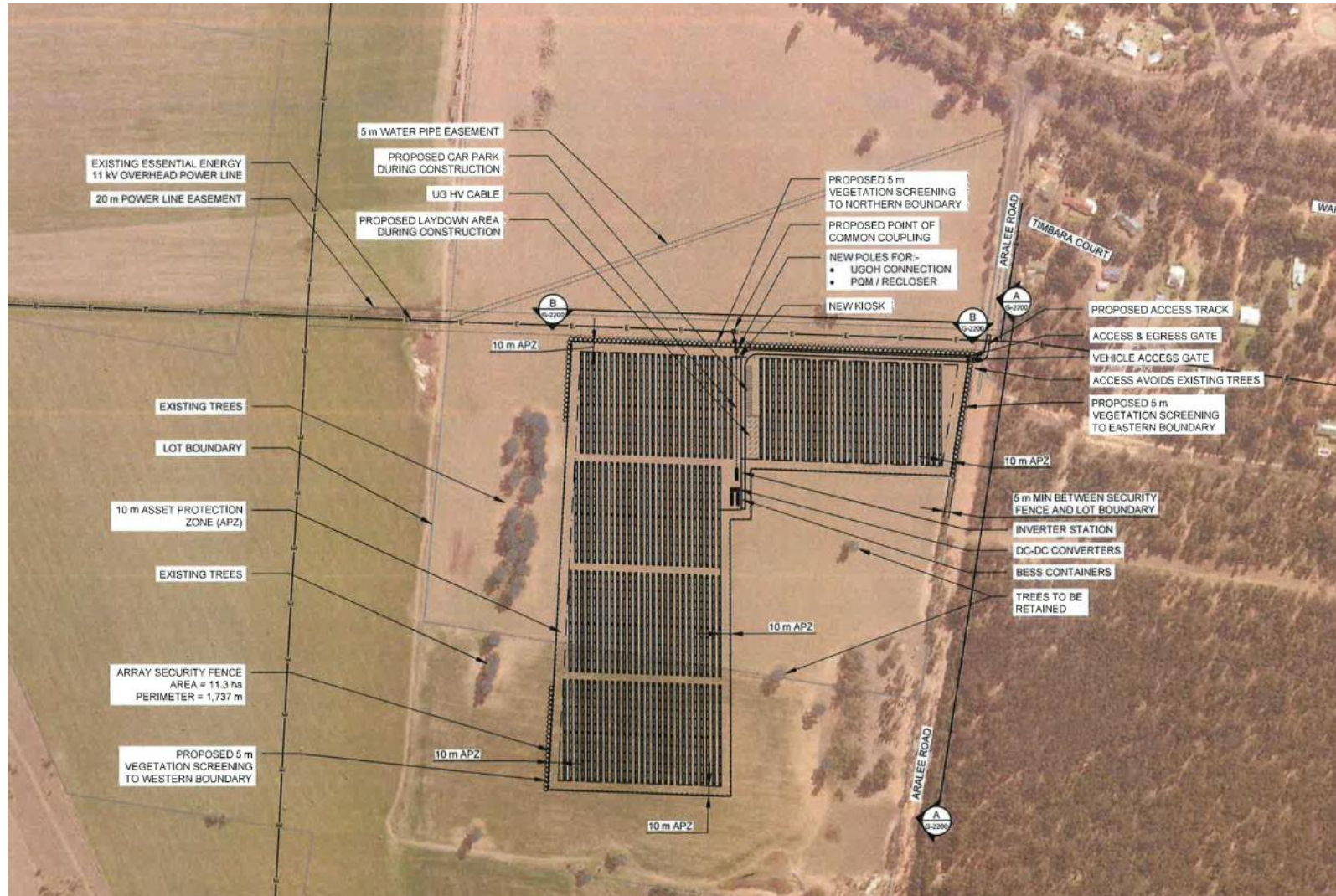
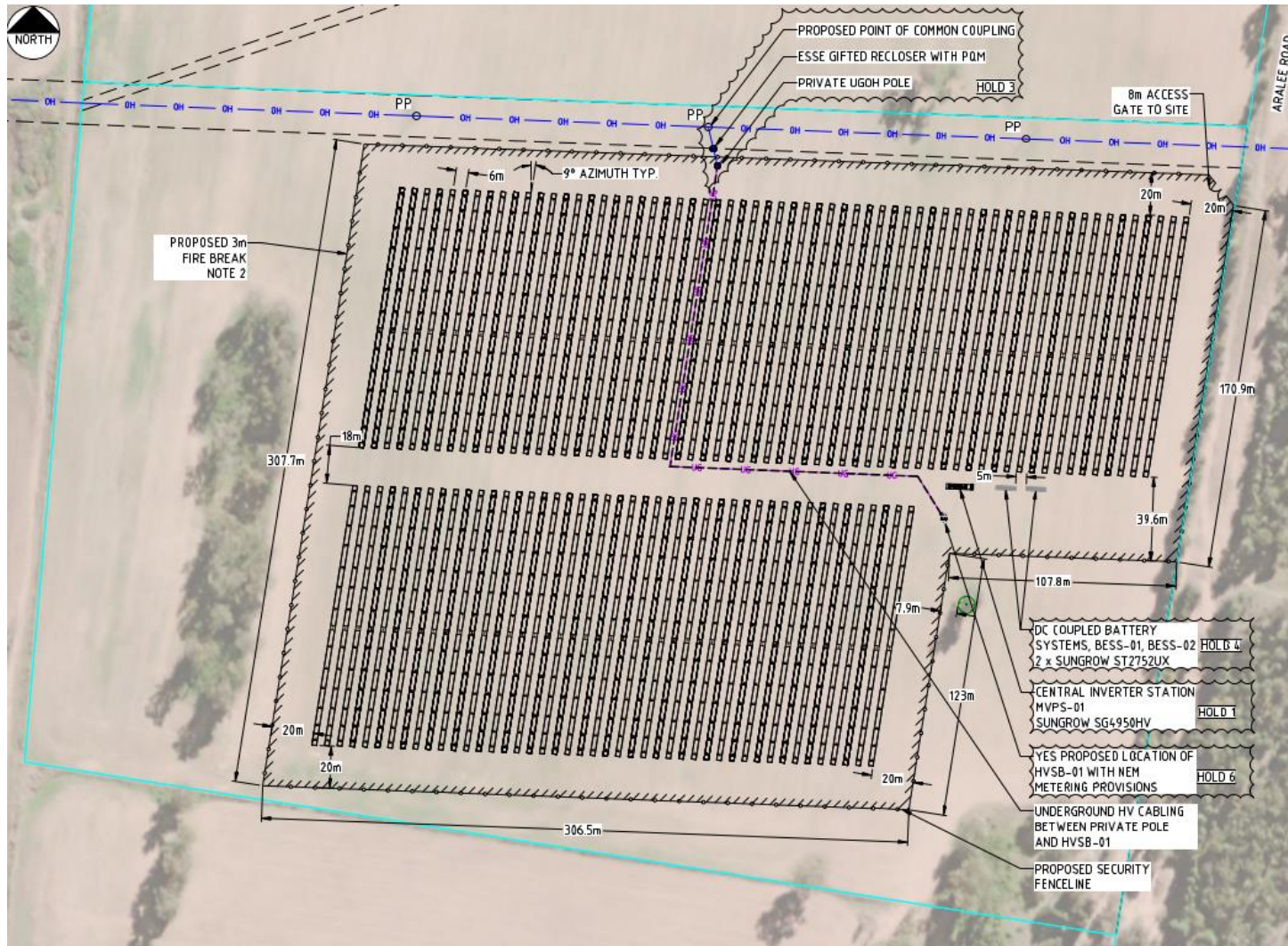


Figure 2 Proposed Site Plan Extract



Refer to the updated Plans at **Appendix A**.

In addition to the amendments to the stamped plans, an amendment is proposed to Condition 3. Additional Noise Assessment has been carried out by Muller Acoustic Consulting (MAC) providing methodologies to reduce the impact of construction noise on surrounding receivers and achieving satisfaction with the Construction Noise Management Level (NML) standards. Further discussion is provided in **Section 5.4**.

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that a consent authority may, on application, modify a development consent involving substantially the same development and minimal environmental impact.

The development leads to:

- Site layout changes resulting in reduction into a single Lot, retaining viable farming land to the south;
- Change in technology in panels has reduced modules and piling required without a reduction in output;
- Increase to 20m Asset Protection Zone (APZ); and,
- Modified entry to ensure compliance with Condition 22 of DA2021/430.

1.1 Background

DA2021/430 was approved by the Regional Planning Panel (RPP) on 18 March 2022 for a solar farm and associated infrastructure. The purpose of this s4.55(1A) modification is to update the stamped Architectural Plans and associated conditions of DA.2021/430 to reflect the revised proposed layout and proposed construction noise mitigation measures to ensure construction noise complies with the NML. This amendment is considered to have minimal environmental impact as the development results in substantially the same building footprint, a reduced number of solar modules and an increased setback from nearby trees and an asset protection zone. The changes to Condition 3 are proposed due to the resultant reduced impact on nearby noise receivers.

2.0 Site Details

361 Oxley Highway Gilgandra (the site) is located west of the township of Gilgandra, within the Local Government Area (LGA) of Gilgandra. The site is legally identified as:

- Lots 1-2 of DP 1004833;
- Lot 11 of DP 1296805; and
- Lot 1 of DP 103752.

The site is mostly open, with scattered individual trees and a few clusters of eucalypt and pine species running north to south. There are no watercourses crossing the area. The topography is relatively flat, with a gentle slope toward the west. Access to the site is provided via Aralee Road.

The land within the vicinity of the site is predominately characterised by cleared farmland. Refer to **Figure 3** and **Figure 4** for details of the site and its surrounds.

3.0 Proposal

3.1 Plan Amendments

The updated plan sheets are detailed below, and new plan details are marked in red:

Drawing No.	Drawing Title	Prepared By	Revision	Date
GID1A-G-0400	Location Plan	Itp Renewables	1	9/11/21
GID1A-G-2100 230416-180-60-100	General Arrangement Plan Preliminary Site Layout	Itp Renewables Redmud greenenergy	4 D	9/11/21 05/07/23
GID1A-G-2200	Site Elevations	Itp Renewables	1	9/11/21
GID1A-C-4300	Inverter Footing Details	Itp Renewables	1	9/11/21
GID1A-C-4310	BESS Footing Details	Itp Renewables	1	9/11/21
GID1A-C-5300	Fencing Details	Itp Renewables	1	9/11/21
GID1A-C-5301	Gate Details	Itp Renewables	1	9/11/21
GID1A-C-6300	Access Path Details	Itp Renewables	1	9/11/21
GID1A-C-7300	Landscape Details	Itp Renewables	1	9/11/21
GID1A-E-3400	Nextracker Array Details	Itp Renewables	1	9/11/21
GID1A-E-4300	Inverter Station Details	Itp Renewables	1	9/11/21
GID1A-E-5300	BESS Station Details	Itp Renewables	1	9/11/21
GID1A-E-5310	DC-DC Skid Details	Itp Renewables	1	9/11/21

Justification

The adoption of updated technology that allows fewer solar modules to achieve the same output signifies improved efficiency. This means that the solar farm can generate the same amount of energy while using less space, which is beneficial for optimizing land use and potentially reducing environmental impact.

Increasing the Asset Protection Zone (APZ) and vegetation demonstrates a commitment to mitigating potential environmental, visual and noise impacts on nearby areas.

3.2 Condition amendments

Existing Condition 3

3. Prior to the commencement of construction, temporary acoustic fencing is to be provided to ensure that all Receivers identified in Table 16, p33 of the Muller



Acoustic Consulting Pty Ltd Noise Assessment report dated 15/11/21 achieve satisfaction with the Noise Management Level (NML) standards in Table 16.

An addendum to the Noise Assessment report is to be provided to the Council to identify the area to be temporarily fenced to achieve this requirement. The temporary acoustic fencing may be removed when the construction has been completed in the area identified in the addendum to the Noise Assessment report.

Proposed Condition 3

~~*3. Prior to the commencement of construction, temporary acoustic fencing is to be provided to ensure that all Receivers identified in Table 16, p33 of the Muller Acoustic Consulting Pty Ltd Noise Assessment report dated 15/11/21 achieve satisfaction with the Noise Management Level (NML) standards in Table 16.*~~

~~*An addendum to the Noise Assessment report is to be provided to the Council to identify the area to be temporarily fenced to achieve this requirement. The temporary acoustic fencing may be removed when the construction has been completed in the area identified in the addendum to the Noise Assessment report.*~~

3. Prior to the commencement of construction, implementation of localised noise barriers around the Piling and Assembly activities in the north eastern section of the project and localised noise barriers around the Piling activities in the central area are to be provided. This is to ensure that receivers identified in Table 18, p 38 of the Muller Acoustic Consulting Pty Ltd Noise Assessment report dated 20 August 2024 achieve compliance with the Noise Management Level (NML) standards as demonstrated in Table 18.

Justification

It is acknowledged that the above condition has been applied to ensure that the construction noise emissions comply with the Noise Management Level (NMLs). To provide temporary fencing around the development site would mean that the walls must be a minimum of 2.8m in height to be useful as a sound barrier. A 2.8m wall around the site would cause significant visual impacts on the development. The fence may obstruct views of the surrounding landscape, affecting the aesthetics of the area. The design and materials of the fence can influence its aesthetic value. A fence that is unattractive or incongruent with the surrounding environment can detract from the visual appeal of the area.

Additionally, this barrier would require additional clearing on the site, causing further environmental impact. Some wildlife might find it difficult to navigate around or over the barrier. This could particularly impact smaller species or those that are less capable of crossing such obstacles.

A 2.8m high fence must be designed to withstand the wind loads it will encounter. If the fence is not properly engineered, strong winds could cause it to sway, lean, or even collapse, which could compromise its effectiveness and pose safety risks. Continuous exposure to wind can lead to wear and tear on the materials used for the fence. This could lead to increased maintenance needs or premature deterioration of the fence.

As part of this application, MAC has conducted a follow-up Noise Assessment (NA). To meet the relevant Noise Management Levels (NMLs), localized noise barriers have been proposed around the piling and assembly activities in the northeastern section of the project, as well as around the piling activities in the central area. These measures result in minimal construction noise emissions. Refer to resultant mitigated Construction Noise Levels at table 18 of **Appendix B**.



Existing Condition 13:

All noise mitigation measures proposed in the Noise Assessment report prepared by Muller Acoustic Consulting Pty Ltd, dated 15 November 2021, and SEE submitted with this development application shall be adhered to at all times as follows:

- *Where possible, use localised mobile screens or constriction hoarding around piling rig/plant to act as barriers between construction works and receivers, particularly where equipment is near the site boundary and/or a residential receiver, including areas in constant or regular use (e.g. unloading and lay-down areas);*
- *Operate plant in a conservative manner (no over-revving), shutdown when not in use, and be parked/started at farthest point from adjacent dwellings;*
- *Selection of the quietest suitable machinery available for each activity;*
- *Minimise impact noise and plant/machinery noise wherever possible;*
- *Utilise a broadband reverse alarm in lieu of the traditional high frequency type reverse alarm;*
- *Provide toolbox meetings, training and education to drivers and contractors visiting the site during construction so they are aware of the location of noise sensitive receivers and to be and to be cognisant of any noise generating activities;*
- *Signage is to be placed at the front entrance advising truck drivers of their requirement to minimise noise both on and off site; and*
- *Utilise project related community consultation forums to notify residence within proximity of the site with project progress, proposed/upcoming potentially noise generating works, its duration and nature and complaint procedure.*

Proposed Condition 13:

All noise mitigation measures proposed in the Noise Assessment report prepared by Muller Acoustic Consulting Pty Ltd, dated ~~15 November 2021~~ 20 August 2024, and SEE submitted with this development application shall be adhered to at all times as follows:

- *Where possible, use localised mobile screens or constriction hoarding around piling rig/plant to act as barriers between construction works and receivers, particularly where equipment is near the site boundary and/or a residential receiver, including areas in constant or regular use (e.g. unloading and lay-down areas);*
- *Operate plant in a conservative manner (no over-revving), shutdown when not in use, and be parked/started at farthest point from adjacent dwellings;*
- *Selection of the quietest suitable machinery available for each activity;*
- *Minimise impact noise and plant/machinery noise wherever possible;*
- *Utilise a broadband reverse alarm in lieu of the traditional high frequency type reverse alarm;*
- *Provide toolbox meetings, training and education to drivers and contractors visiting the site during construction so they are aware of the location of noise sensitive receivers and to be and to be cognisant of any noise generating activities;*



- *Signage is to be placed at the front entrance advising truck drivers of their requirement to minimise noise both on and off site; and*
- *Utilise project related community consultation forums to notify residence within proximity of the site with project progress, proposed/upcoming potentially noise generating works, its duration and nature and complaint procedure.*

Justification

There has been an updated Noise Assessment prepared by Muller Acoustic Consulting (MAC). As such, updated noise mitigation methods are to be adhered to.

4.0 Relevant Legislation and Planning Controls

4.1 Environmental Planning and Assessment Act 1979

The appropriate approval path for the proposed modification is a s4.55(1A) under the EP&A Act.

(1A) Modifications involving minimal environmental impact A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—

(a) it is satisfied that the proposed modification is of minimal environmental impact, and

Comment:

The proposed modification can be considered minimal environmental impact. The proposed changes involve site layout changes and a modified resolution to the noise impacts on surrounding residential receivers.

The proposed site layout changes include a relocation of the proposed solar modules. This leads to an overall footprint of 11.34ha (approved being 11.3ha). The proposed layout alteration leads to a greater setback from bushfire zone and increase Asset Protection Zone (20m). There are no changes to tree removal or access changes.

There is a proposed modification Condition 3 to alter the proposed noise mitigation methods at the site. The existing condition states that a temporary acoustic fence must be supplied around the site prior to construction. This condition was imposed to ensure the NML standards in Table 16 of the Noise Assessment report dated 15/11/21 were achieved.

However, an updated Noise Assessment (dated 20 August 2024) has been provided to ensure the NML standards are met via localised noise barriers around the piling and assembly activities in the north eastern section of the project and localised noise barriers around the Piling activities in the central area. Table 18 (p 18-19) of the NA demonstrate that these mitigation methods during construction are predicted to achieve compliance with the standard NMLs.

Therefore, the proposed modification has minimal environmental impact on the development and will improve the noise mitigation methods during construction at the site.

(b) it is satisfied that the development to which the consent as modified relates is



substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

Comment:

The proposed development is substantially the same as the approved development. The consent was originally granted for a solar farm and associated infrastructure. The proposed modification results in minor layout changes as discussed in section (a).

(c) it has notified the application in accordance with—

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

Comment:

The proposed application is in accordance with the regulations and planning legislation as demonstrated Section 4 of this Statement of Environmental Effects.

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1), (2) and (5) do not apply to such a modification.

Comment:

It is acknowledged that the planning authority must review any objections or comments submitted by interested parties concerning the modification prior to making a decision on the modification.

The proposed amendment does not change the overall appearance or land uses of the development (as approved). The proposal involves minor site layout changes and replacement of the sound barrier methods. Therefore, the proposal is substantially the same development for which consent was originally granted and of minimal environmental impact.

Moreover, the proposed amendments are supported by documentation including; Noise Assessment (**Appendix B**), Waste, Decommissioning and Water Assessment Addendum Letter (**Appendix C**), and Biodiversity Assessment Addendum Letter (**Appendix D**). As such the proposed modification can be considered under s4.55 (1A) of the EP&A Act.

4.2 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.

An Aboriginal Due Diligence investigation was undertaken within the Statement of Environmental Effects in parent DA2021/430 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).

In the event that any Aboriginal archaeological material is discovered during earthworks or construction activities, all work must immediately cease at the location of the find. The



Department of Planning and Environment (DPE) shall be notified promptly to ensure proper assessment and management of the discovery. It is important to note that the proposed changes to the design do not affect the previous due diligence undertaken in regard to Aboriginal and cultural heritage. All prior assessments and measures remain valid and fully in effect.

4.3 Biodiversity Conservation Act 2016

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.

Under DA2021/430, a biodiversity assessment was undertaken by Red-Gum Environmental Consulting Pty Ltd 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. Discussion of the findings is found at **Section 5.1**.

4.4 State Environmental Planning Policy (Planning Systems) 2021

State Significant

Development that is state significant is identified in SEPP (Planning Systems) 2021. Electricity generating works including solar farms that has an estimated development cost of more than \$30 million, or has an estimated development cost of more than \$10 million and is located in an environmentally sensitive area of State significance, are declared state significant.

Regionally Significant

Development is regionally significant that has an estimated development cost of more than \$5 million for the purpose of electricity generating works.

The development is considered regionally significant and was approved by the Regional Planning Panel. It is acknowledged that the determining authority for a s4.55(1A) modification application is Council.

4.5 State Environmental Planning Policy (Transport and Infrastructure) 2021

4.5.1 Chapter 2 Infrastructure

Division 4 Electricity generating works or solar energy systems

The aim of SEPP (Transport and Infrastructure) 2021 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.

Clause 2.36 Development permitted with consent

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 non-residential zone.*

prescribed non-residential 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) E4 General Industrial,*
- (f) E5 Heavy Industrial,*
- (g) IN1 General Industrial,*
- (h) IN2 Light Industrial,*
- (i) IN3 Heavy Industrial,*
- (j) IN4 Working Waterfront,*
- (k) SP1 Special Activities,*
- (l) SP2 Infrastructure,*
- (m) W4 Working Waterfront.*

The site is zoned RU1 Primary Production, a prescribed non-residential zone, the proposed solar farm and associated electricity generating works are permitted with consent under Clause 2.36 of SEPP (Transport and Infrastructure) 2021.

Clause 2.122 Traffic-generating development

The proposed development will not generate greater than 200 vehicle movements per hour and as such does not trigger traffic generating development under the SEPP. Referral under this clause to the RMS is therefore not required.

4.6 State Environmental Planning Policy (Resilience and Hazards) 2021

4.6.1 Chapter 4 Remediation of land

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

The management measures identified within the Statement of Environmental Effects, accompanying the approved DA will continue to serve the site and will be enacted as part of this modification.



4.7 State Environmental Planning Policy (Biodiversity and Conservation) 2021

4.7.1 Chapter 3 – Koala Habitat Protection 2020

This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas through the identification of core koala habitat and by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat.

The site is devoid of trees and woody vegetation, as specified within the biodiversity assessment (prepared by Red-Gum Environmental Consulting) and subsequent addendum at **Appendix D**, it is considered unlikely that the site contains potential koala habitat or core koala habitat. The proposed amendments have no further impacts for koala habitation as originally assessed.

4.8 Gilgandra Local Environmental Plan 2011

The site is located within the Gilgandra LGA and is subject to the Gilgandra LEP 2011. The site is zoned RU1 Primary Production under the LEP.

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.*
- *To enable development that supports agriculture to be carried out on land within this zone in a manner that does not significantly reduce the agricultural and horticultural production potential of land in the locality.*
- *To encourage eco-tourist facilities and tourist and visitor accommodation that minimise any adverse effect on primary industry production and scenic amenity of the area.*
- *To allow the development of non agricultural land uses that are compatible with the character of this zone.*

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Home-based child care; Home occupations; Roads

3 Permitted with consent

Agritourism; 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; Caravan Parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental



facilities; Extractive industries; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home businesses; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Mooring pens; Moorings; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roadside stalls; Rural industries; Rural workers' dwellings; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

The development is defined as *electricity generating works* which means *a building or place used for the purpose of making or generating electricity.*

This is a prohibited use in the RU1 zone under GLEP 2011. The solar farm remains reliant on the provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021.

Clause 7.1 Biodiversity protection

The objective of this clause is to maintain terrestrial and aquatic biodiversity, including protecting native fauna and flora, protecting the ecological processes necessary for their continued existence, and encouraging the recovery of native fauna and flora and their habitats.

Further discussion of biodiversity is found at section 5.1.

Clause 7.6 Essential services

This modification does not alter the existing approved services provided to the site.

Clause 7.8 Earthworks

The proposed modification will not impact the approved earthworks at the site.

The proposed modification results in the approved development still being consistent with all other LEP clauses applicable to the site.

4.9 Gilgandra Development Control Plan 2011

The Gilgandra DCP 2011 applies to the site. The minor nature of the modifications proposed do not impact the compliance of the development with relevant DCP controls as assessed under the original application, and thus do not warrant reassessment.

5.0 Environmental Assessment & Justification

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 proposed development.

5.1 Biodiversity

A Biodiversity assessment was conducted by Red-Gum Environmental Consulting Pty Ltd for parent DA2021/430. Methodology for the biodiversity assessment involved desktop research and a site inspection. The Biodiversity Inspection Report determined that the



project required less than 1 hectare clearance of native grass and zero remnant native trees. The report concluded that the activities proposed will not have a significant effect on any threatened species or their conservation.

Due to the lack of native vegetation and habitat features within the project site, the revised site layout is likely to have a negligible impact on biodiversity values.

5.2 Flooding

The site is not designated as a flood planning area on the Flood Planning Map in the Gilgandra LEP 2011. The parent DA included a Water Assessment prepared by ITP Renewables Pty Ltd, dated 3 November 2021. This assessment determined that the site is not subject to flooding. The proposed modification will not affect existing flooding conditions.

5.3 Bushfire

The site is mapped as being affected by bushfire hazard on the bushfire prone land map. A Fire Assessment report was submitted with DA2021/430. As there are no habitable buildings on site, the report has recommended a 10-metre APZ around all infrastructure on site. It is acknowledged this formed part of the consent condition (37). The proposed modification provides 20m from the array of PV modules to security fence. The proposed modification therefore meets and surpasses the requirements within this condition.

5.4 Noise

A Noise Assessment (NA) of the impacts of noise emissions was carried out by Muller Acoustic Consulting (MAC) for DA2021/430, and subsequent NA has been prepared for this modification application at **Appendix B**.

Predicted Construction Noise associated with DA2021/430 (dated 15 November 2021) exceeded the Noise Management Level (NML) for 24 surrounding receivers. Refer to the predicted Construction Noise levels in Table 16 of the approved Noise Assessment (MAC180781). Construction Noise mitigation measures were identified within Section 7.1 of the Report.

Due to the reconfiguration of the site layout, a subsequent NA has been conducted by MAC (dated 20 August 2024). Of the 39 identified receivers, noise levels are expected to exceed the NMLs by up to 5dB at ten receivers and by up to 10dB at five receivers during piling activities. Predicted noise levels are expected to exceed the NMLs by up to 2dB at two receivers during assembly activities. An exceedance of 2dB would be considered negligible and hence, considerations to noise mitigation measures should be focussed on piling activities. Refer to Table 17 of the updated Noise Assessment (MAC242236).

By way of meeting the relevant NMLs, implementation of localised noise barriers around the Piling and Assembly activities is proposed as a mitigation method. Refer to Table 18 of the updated Noise Assessment. This table demonstrates that the proposed mitigation methods lead to compliance with the Noise Management Level for all 39 residential and commercial receivers.

The localised barriers are proposed in the north eastern section of the project and localised noise barriers are around the Piling activities in the central area of the project (refer **Figure 5**).



Figure 5 Construction Noise Mitigation MAC242236, page 40



5.5 Glint and Glare

DA2021/430 was supported by a Glint and Glare Impact Assessment report from November 2021, which found that selected ground-level observation points around the site are unlikely to experience glare from the proposed solar farm. Existing roadside vegetation and additional landscaping are anticipated to further reduce the visual impact of the project. Additionally, CASA reviewed the proposal and confirmed that there are no specific Australian standards for solar farms near aerodromes. CASA concluded that the solar farm is unlikely to affect pilots' visibility during critical flight phases and has no objections to the project.

It is acknowledged that the proposal results in a reduction in solar modules from 12,000 to 11,232. Ultimately the proposed modification will have little impact on surrounding airspace.

5.6 Traffic, Carparking and Access

A Traffic Impact Assessment (TIA) was prepared by PriceMerrett for DA2021/430, which addressed the impacts of carparking, traffic and access at the site. It is acknowledged that the recommendations within this TIA stated that *the access point should be constructed to accommodate B-Double turning*. As a result, the proposed modification involves a recessed access point to comply with Condition 22 of the consent.



5.7 Landscaping

The proposed modification will not have any adverse effect on the landscape/scenic quality, views/vistas and access to sunlight on adjacent properties or in the locality.

5.8 Waste Management

EDP Renewables was engaged to reassess the proposal to determine whether the proposed modification will impact the waste volumes and decommissioning methods. As discussed in the addendum letter, the modification changes associated with the s4.55(1A) will have negligible impact on construction and operation waste at the site as originally assessed.

5.9 Air quality

The proposed modification will have minimal impact on the previous assessment on air quality as a resultant of the development. The construction of the solar farm will not involve extensive earthworks, some pile driving for footing is required during the construction works. However, once the solar farm is in operation, there are no activities proposed that would cause adverse air pollution.



6.0 Conclusion

The proposed site layout and conditions amendments are considered minor in nature and do not change the overall function of the approved development. It is considered that the proposed modification will not result in any additional significant impacts than those previously considered and approved by Council.

It is considered that the changes are in accordance with the intent of the consent and there are no detrimental impacts resulting from this amendment. Therefore, given the merit of the proposal and the absence of any significant adverse impacts, the modification is considered to be worthy of Council's support.

Yours sincerely,

SLR Consulting Australia



Melanie Dow

Project Consultant – Planning
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- Appendix A** Architectural Plans
- Appendix B** Noise Assessment
- Appendix C** Waste, Decommissioning and Water Assessment Addendum Letter
- Appendix D** Biodiversity Assessment Addendum Letter



Appendix A

Architectural Plans



Appendix B

Noise Assessment



Appendix C

Waste, Decommissioning and Water Assessment Addendum Letter



Appendix D

Biodiversity Assessment Addendum Letter

