



**Premise**

ELDERS

# **Statement of Environmental Effects**

IN SUPPORT OF A DEVELOPMENT APPLICATION




Report No: 222110/SEE

Rev: 001B

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## 1. INTRODUCTION

Premise has been commissioned by Elders to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for electricity generating works (solar farm) at Lot 57 DP1228713 (otherwise known as 293 Bundella Road, Quirindi; hereafter referred to as 'the site'). The site is located in the Liverpool Plains Shire Council (LPSC) Local Government Area (LGA).

The site has an area of 96.78 hectares and has a 20 metre frontage to Bundella Road in the south. The Elders Killara Feedlot occupies the northern portion of the site. Access is provided via an unnamed road between 500 and 118 Bundella Road. Structures associated with the feedlot are located at the southern edge of the feedlot, near the entry to the site. A single dwelling house used by an employee of the feedlot and remnant vegetation are located in the south-western corner of the site.

The proposed development seeks to establish a solar farm with an area of approximately 7,367.76m<sup>2</sup> to be located to the west of the feedlot structures and north of the associated dwelling house and remnant vegetation. The development includes 350 metres of perimeter fencing, ten metre wide asset protection zone (APZ) and an up to 650mm-wide DC cable trench. The trench will connect to an MSB and inverter station to be located amongst the existing structures to the south of the feedlot, resulting in a total development footprint of up to 11,448.8m<sup>2</sup>.

### 1.1 Planning Pathway

The proposed solar farm is consistent with 'electricity generating works' as defined under the *Liverpool Plains Local Environmental Plan 2011* (LPLEP):

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

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

Development for the purposes of electricity generating works is prohibited in the RU1 Primary Production zone applying to the site under the LPLEP 2011. Nevertheless, electricity generating works which does not use waves, tides or aquatic thermal as the relevant fuel source may be carried out by any person with consent on in a prescribed rural zone under clause 2.36(1)(b) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Infrastructure SEPP). As the RU1 Primary Production zone is a prescribed rural zone under clause 2.35 of the Infrastructure SEPP which prevails over any other environmental planning instrument (including the LPLEP 2011) under clause 2.7(1), the proposed development is permitted with consent in the zone.

The proposed solar farm is not:

- Designated development: as it does not generate electricity exceeding the 30 MW trigger under clause 18, Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation 2021);
- State significant development (SSD): as it does not exceed the \$30 million trigger under clause 20, Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (the Planning Systems SEPP); or
- Regionally significant development (RSD): as it does not have a Capital Investment Value (CIV) exceeding the \$5 million trigger under clause 5, Schedule 6 of the Planning Systems SEPP.

Accordingly, the consent authority for the application will be the LPSC.

## 1.2 Report Structure

This SEE has been prepared pursuant to the Environmental Planning and Assessment Act 1979 (the EP&A Act), Environmental Planning and Assessment Regulation 2000 (the EP&A Regulation 2000) and Environmental Planning and Assessment Regulation 2021 (the EP&A Regulation 2021) and is provided in the following format.

- **Section 2** of this report provides a description of the subject site and its locality.
- **Section 3** outlines the proposed development.
- **Section 4** details the planning framework applicable to the subject site and proposed development.
- **Section 5** identifies the impacts of the proposed development.
- **Section 6** provides a conclusion to the SEE.

## 1.3 Background

LSC provided preliminary development application advice on 12 November 2021 (Council ref: D21/19225). This SEE addresses the comments in the advice as set out in Table 1.

**Table 1 – Council preliminary DA advice**

<b>Council comment:</b>	<b>Addressed:</b>
Council notes that the land is zoned RU1 Primary Production and that the proposed development is not permissible in accordance with the provisions of the Liverpool Plains LEP 2011. Notwithstanding, <i>solar energy systems</i> are permissible in accordance with the provisions of Clause 34 of the <i>State Environmental Planning Policy (Infrastructure) 2007</i> .	Refer to <b>Sections 1.1, 4.4.1 and 4.4.2.2</b> .
The concept plans submitted to Council for preliminary advice propose ground mounted, fixed tilt solar panels totalling an area of approximately 7308m <sup>2</sup> located near the boundary of Lot 57 DP1228713 and Lot 321 DP1144673.	Noted – no change.
The development application will be required to detail how site constraints will be addressed and managed to minimise impact from the proposed development. Council will require the development application to provide the following supporting studies:	
<ul style="list-style-type: none"> <li>• Statement of Environmental Effects;</li> </ul>	This document fulfills the requirement for a SEE.
<ul style="list-style-type: none"> <li>• Site Plan;</li> </ul>	Refer to <b>Appendix A</b> .
<ul style="list-style-type: none"> <li>• Detailed development plans;</li> </ul>	Refer to <b>Appendix A</b>
<ul style="list-style-type: none"> <li>• Reflective Assessment;</li> </ul>	Refer to <b>Section 5.9</b> .
<ul style="list-style-type: none"> <li>• Visual Impact Assessment;</li> </ul>	Refer to <b>Section 5.4</b> .
<ul style="list-style-type: none"> <li>• Traffic Impact Assessment;</li> </ul>	Refer to <b>Section 5.10</b> .
<ul style="list-style-type: none"> <li>• Due diligence cultural heritage assessments and AHIMS searches;</li> </ul>	Refer to <b>Section 5.1</b> .
<ul style="list-style-type: none"> <li>• Stormwater Management Plan; and</li> </ul>	Refer to <b>Section 5.5</b> .

<ul style="list-style-type: none"> <li>Waste Management Plan.</li> </ul>	Refer to <b>Section 5.12.</b>
The development application will need to take into consideration the requirements of the <i>State Environmental Planning Policy (Koala Habitat Protection) 2021</i> and <i>State Environmental Planning Policy (Koala Habitat Protection) 2020</i> .	Refer to <b>Section 4.4.2.4.</b>

## 2. THE SITE & ITS LOCALITY

### 2.1 The Locality

As shown in **Figure 1**, the site is located approximately 13 kilometres to the west of the town of Quirindi on the northern side of Bundella Road, approximately five kilometres to the west of the Kamilaroi Highway. The Quirindi Creek is located to the north of the site, beyond Coonabarabran Road.

Land in the surrounding area is predominantly used for agricultural purposes, including grazing modified pastures, grazing native vegetation, cropping, irrigated cropping and some perennial horticulture.

The following dwelling houses are located within 1.5 kilometres of the proposed solar farm (hereafter referred to as 'non-associated dwellings'): 503 Bundella Road, 118 Bundella Road, 444 Slacksmiths Lane and 597 Bundella Road.

### 2.2 The Site

As shown in **Figure 2**, the site has an irregular shape with an area of approximately 96.78 hectares, maximum width of 1,412.68 metres and maximum depth of 1,040.93m<sup>2</sup> (excluding an unused access handle connecting to Bundella Road). The site is located at a local ridge which runs from land to the north-west of the site to a peak of RL 370 in the southern portion of the site. Land slopes north-east and south-west from the ridgeline to a low of RL 335 metres at the southern boundary and RL 338 metres at the northern boundary.

The northern portion of the site is occupied by the Elders Killara feedlot which includes pens along the ridgeline and on sloping land to the north-east of the ridgeline. Structures associated with the feedlot are located at the peak of the ridgeline in the southern portion of the site. The pens drain to ponds in the northern corner of the site.

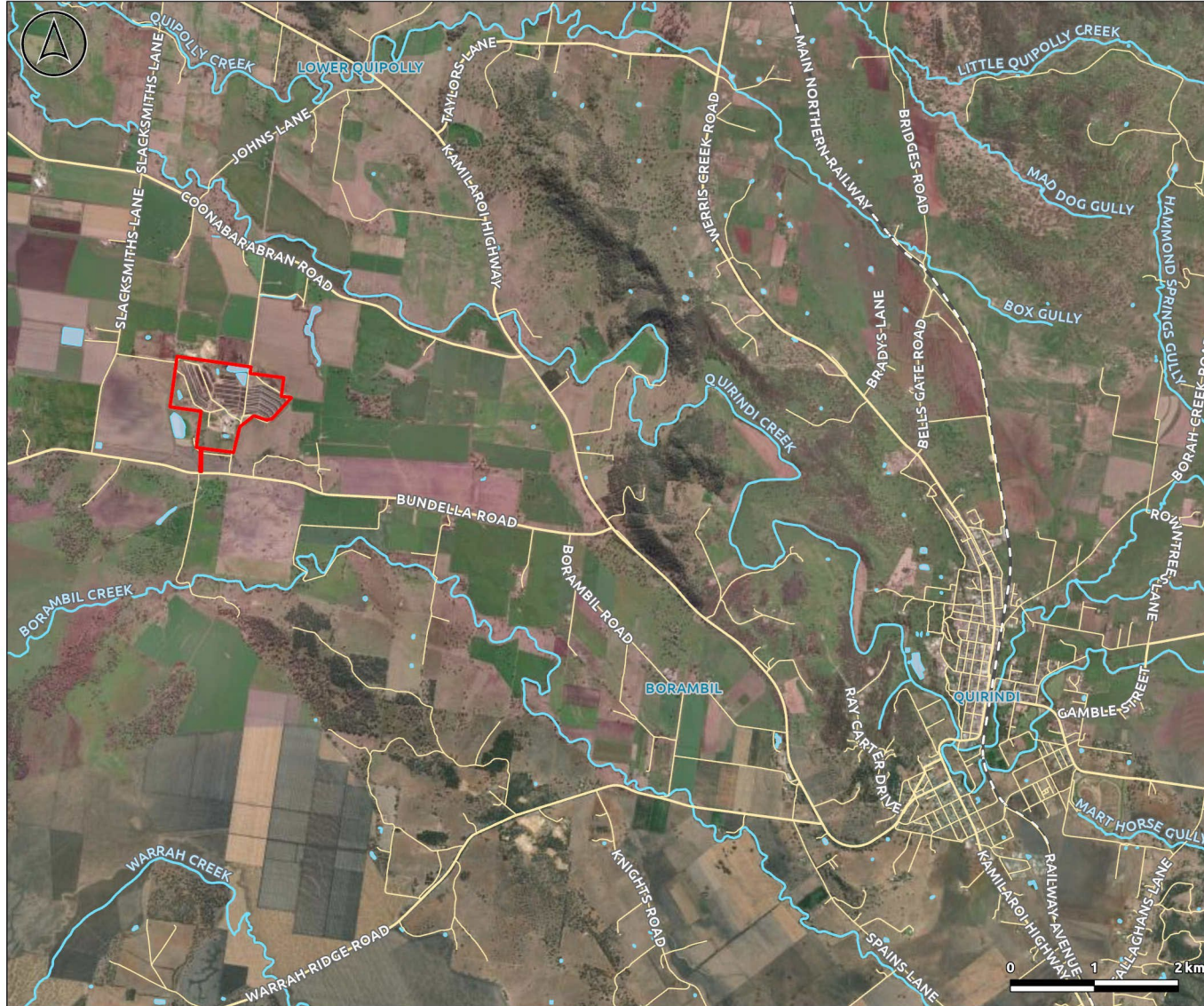
A single dwelling house is located in the south-western corner of the site. The dwelling house is used by an employee of the Elders Killara feedlot. A stand of vegetation is located to the north of the dwelling house. The dwelling house is hereafter referred to as 'the associated dwelling'.

The site is accessed via an unnamed road connecting to Bundella Road, located between 500 and 118 Bundella Road.

Figure 1 – The Site Locality

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**AGDSA**  
**Quirindi Solar Farm**

- Legend**
- Site
  - Road
  - Railway
  - Water Body
  - Watercourse



Figure 2 – The Subject Site



### 3. THE DEVELOPMENT

As shown in the project drawings prepared by Todae Solar attached in **Appendix A**, the proposed development has a total footprint of 11,448.8m<sup>2</sup>, and consists of the following project components:

- 1120 fixed tilt solar panels in ten rows within an area of less than 7,367.76m<sup>2</sup>;
- 350 metres of human-proof perimeter fencing around the solar farm;
- Gravel over area within the 350 metres of perimeter fencing to assist with drainage and bushfire management;
- Ten metre-deep APZ from the perimeter fence, maintained to the standard of an inner protection area (IPA) for the life of the development; and
- 500mm-wide cable trench within the PV array, increasing to 650mm-wide between the PV array and a proposed MSB and inverter station in the vicinity of the existing structures associated with the feedlot.

The proposed development does **not** include:

- Removal of native trees or significant vegetation on the basis that:
  - As shown in **Figure 3** to **Figure 6**, the solar farm is to be constructed over exotic grasslands;
  - Approximately a third of the DC cable trench passes through unvegetated vehicle manoeuvring areas; and
  - There are no existing trees within the development footprint.
- Access to the proposed solar farm is provided via established, existing internal roads.

### 4. STATUTORY PLANNING FRAMEWORK

#### 4.1 Section 1.7

Section 1.7 of the EP&A Act provides that the EP&A Act has effect subject to the provisions of Part 7 of the *Biodiversity Conservation Act 2016* (the BC Act) and Part 7A of the *Fisheries Management Act 1994* (the Fisheries Act).

Part 7 of the BC Act relates to biodiversity assessment and approvals under the EP&A Act. Under Section 7.2(1) of the BC Act, there are three triggers for development or activities to be considered as “likely to significantly affect threatened species”. Under Section 7.7(2) of the BC Act, the development application is required to be accompanied by a biodiversity development assessment report (BDAR) if it meets one or more of conditions for “likely to significantly affect threatened species”.

The proposed development is considered against the three triggers in **Table 2**.

Figure 3 – Development site view north



Figure 4 – Development site view east



Figure 5 – Development site view south



Figure 6 – Development site view west

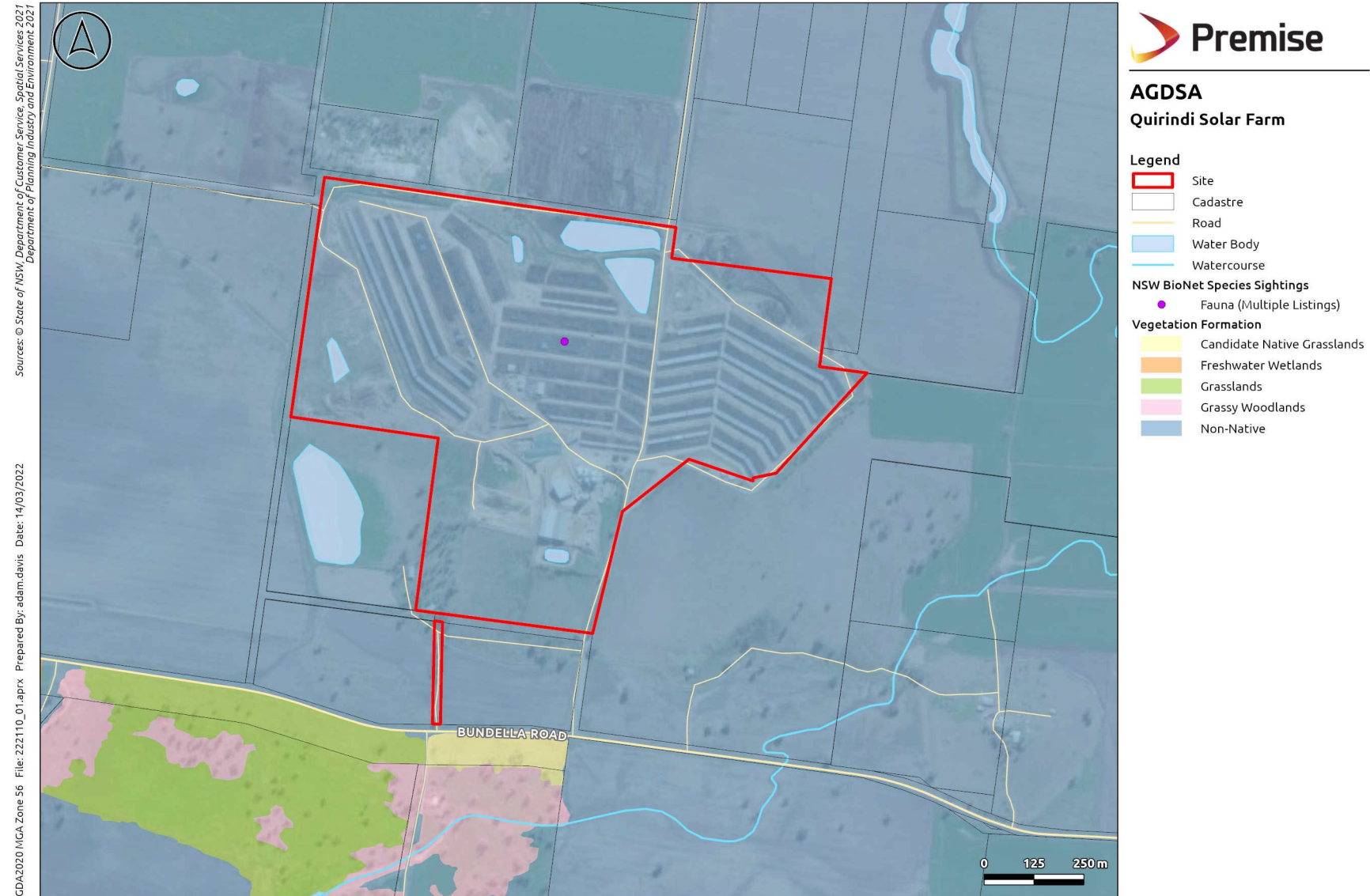


Table 2 – Section 7.2(1) of the BC Act

For the purposes of this Part, development or an activity is <i>likely to significantly affect threatened species</i> if—		Comment:
(a)	it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	<p>The site is unlikely to significantly affected threatened species or ecological communities or their habitat on the following grounds:</p> <ul style="list-style-type: none"> <li>• As shown in <b>Figure 3</b> to <b>Figure 6</b> and in <b>Figure 7</b>, the solar farm is to be constructed over exotic grasslands, away from existing trees;</li> <li>• Approximately a third of the DC cable trench passes through unvegetated vehicle manoeuvring areas; and</li> <li>• Of the 64 BioNet sightings within the site shown in <b>Figure 7</b>: <ul style="list-style-type: none"> <li>– None are endangered or critical; and</li> </ul> </li> </ul>

For the purposes of this Part, development or an activity is <i>likely to significantly affect threatened species</i> if—	<b>Comment:</b>
	<ul style="list-style-type: none"> <li>– Only 13 are protected, including 12 birds or bats, and one frog species, all of which are unlikely to be impacted due to the lack of suitable habitat within the development footprint.</li> </ul>
<p>(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or</p>	<p>Section 7.4 of the BC Act provides that development exceeds the biodiversity offsets scheme threshold if it is of an extent or kind that the <i>Biodiversity Conservation Regulation 2017</i> (the BC Regulation) declare to be development that exceeds the threshold. Clause 7.1 of the BC Regulation provides that development exceeds the biodiversity offsets scheme threshold for the purposes of Section 7.4 of the BC Act if is or involves the clearing of native vegetation:</p> <ul style="list-style-type: none"> <li>(a) Of an area declared by clause 7.2 of the BC Regulation as exceeding the threshold; or</li> <li>(b) On land included on the Biodiversity Values Map.</li> </ul> <p>For the purposes of (a) above, the development exceeds the biodiversity offsets scheme threshold where it involves the clearing of over one hectare of native vegetation where the minimum lot size applying to the site under another environmental planning instrument is less than 1,000 hectares but not less than 40 hectares (minimum lot size applying under the LPLEP 2011 is 200 hectares).</p> <p>Whilst the proposed development occupies 1.15 hectares of land, it:</p> <ul style="list-style-type: none"> <li>• Will not involve the clearance of more than one hectare of native vegetation as: <ul style="list-style-type: none"> <li>– As shown in <b>Figure 3</b> to <b>Figure 6</b>, the solar farm is to be constructed over exotic grasslands; and</li> <li>– Approximately a third of the DC cable trench passes through unvegetated vehicle manoeuvring areas.</li> </ul> </li> <li>• Does not occur over land mapped on the Biodiversity Values Map.</li> </ul> <p>Accordingly, a BDAR is not required.</p>
<p>(c) it is carried out in a declared area of outstanding biodiversity value.</p>	<p>Section 3.6 of the BC Act provides that the BC Regulations may make provisions for or with respect to the declaration of an area of outstanding biodiversity value. Areas of outstanding biodiversity value are identified under Part of the BC Regulation. The site is not located within an area of outstanding biodiversity value as listed under Part 3 of the BC Regulation. Accordingly, a BDAR is not required.</p>

Figure 7 – Biodiversity mapping



**Table 3 – BioNet sightings**

<b>Kingdom:</b>	<b>Common Name:</b>	<b>Status:</b>
Flora	African Boxthorn	<Null>
Fauna	Australian Magpie	P
Fauna	Australian Pipit	P
Flora	Belah	<Null>
Fauna	Black-faced Cuckoo-shrike	P
Flora	Bluebell	<Null>
Flora	Buckbush	<Null>
Flora	Cat-head	<Null>
Flora	Catsear	<Null>
Flora	Climbing Saltbush	<Null>
Flora	Cobbler's Pegs	<Null>
Flora	Common Couch	<Null>
Flora	Common Sowthistle	<Null>
Fauna	Common Starling	<Null>
Flora	Common Verbena	<Null>
Fauna	Crested Pigeon	P
Fauna	European cattle	<Null>
Flora	Flaxleaf Fleabane	<Null>
Fauna	Galah	P
Fauna	House Sparrow	<Null>

<b>Kingdom:</b>	<b>Common Name:</b>	<b>Status:</b>
Flora	Knob Sedge	<Null>
Flora	Lamb's Tongues	<Null>
Fauna	Little Broad-nosed Bat	P
Fauna	Little Corella	P
Fauna	Magpie-lark	P
Flora	Mugga Ironbark	<Null>
Fauna	Nankeen Kestrel	P
Flora	Oats	<Null>
Fauna	Pacific Black Duck	P
Flora	Paspalum	<Null>
Flora	Peppergrass	<Null>
Flora	Plains Grass	<Null>
Flora	Prickly Lettuce	<Null>
Flora	Queensland Bluegrass	<Null>
Flora	Red Grass	<Null>
Fauna	Red-rumped Parrot	P
Flora	River Red Gum	<Null>
Flora	Saffron Thistle	<Null>
Flora	Sorghum	<Null>
Fauna	South-eastern Free-tailed Bat	<Null>

<b>Kingdom:</b>	<b>Common Name:</b>	<b>Status:</b>
Flora	Spear Thistle	<Null>
Fauna	Spotted Grass Frog	P
Fauna	Superb Fairy-wren	P
Flora	Swamp Dock	<Null>
Fauna	Torresian Crow	P
Flora	Twining glycine	<Null>
Flora	Variegated Thistle	<Null>
Flora	Wallaby Grass	<Null>
Flora	Water Couch	<Null>
Flora	Wattle Matt-rush	<Null>
Flora	White Box	<Null>
Flora	White Clover	<Null>
Flora	Wilga	<Null>
Fauna	Willie Wagtail	P
Flora	Windmill Grass	<Null>
Flora	Wireweed	<Null>
Flora	Yellow Box	<Null>

## 4.2 Subordinate Legislation

The EP&A Act facilitates the preparation of subordinate legislation, consisting of:

- Environmental Planning Instruments (EPIs) (including State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP), and deemed EPIs; and
- Development Control Plans (DCP).

In relation to the proposed development, the relevant subordinate legislation includes:

- Liverpool Plains Local Environmental Plan 2011 (LPLEP);
- State Environmental Planning Policy (Resilience and Hazards) 2021 (the Hazards SEPP);
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (the Infrastructure SEPP);
- State Environmental Planning Policy (Resources and Energy) 2021 (the Resources SEPP);
- State Environmental Planning Policy (Biodiversity and Conservation) 2021 (the Biodiversity SEPP); and
- Liverpool Plains Development Control Plan 2012 (LPDCP).

The requirements of these are discussed in **Section 4.4** of this Statement.

## 4.3 Integrated Development

Section 4.46 of the EP&A Act states that development requiring consent and another activity approval is defined as Integrated Development.

Whilst the site is located within Vegetation Category 3 under the Bushfire Prone Land Map (refer to **Figure 8**), development for the purposes of electricity generating works (solar farm) is not categorised as “special fire protection purposes”. Therefore, the development does not require a 100B Certificate under the *Rural Fires Act 1997*.

The proposed development does not require any other consents or activity approvals of the type listed under section 4.46 of the EP&A Act. Accordingly, the proposed development is not “integrated development” for the purposes of section 4.4.6 of the EP&A Act.

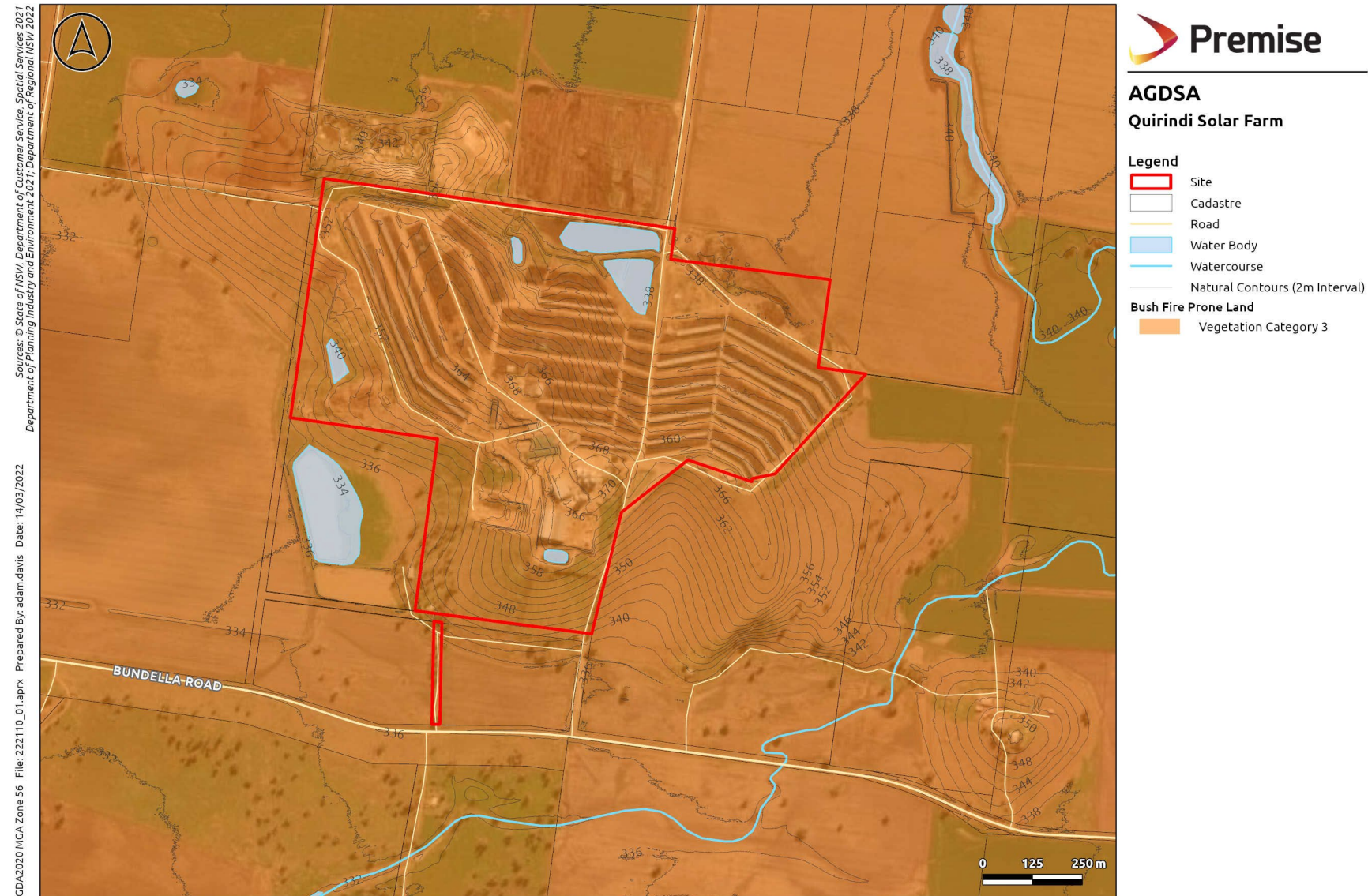
## 4.4 Planning Instruments

### 4.4.1 LIVERPOOL PLAINS LOCAL ENVIRONMENTAL PLAN 2011

#### 4.4.1.1 Introduction

The *Liverpool Plains Local Environmental Plan 2011* (LLEP) is the applicable local planning instrument applying to the site.

Figure 8 – Bushfire prone land map





#### 4.4.1.2 Mapping

A review mapping via the NSW Planning Portal identified the following applicable mapped constraints:

**Table 4 – LPLEP 2011 application**

<b>Constraint</b>	<b>Applicability</b>	<b>Section addressed</b>
Land Application Map	Applies	N/A
Land Zoning Map	RU1 Primary Production	<b>4.4.1.3</b>
Lot Size Map	200 hectares	<b>4.4.1.4</b>
Heritage Map	N/A	<b>4.4.1.5</b>
Flood Planning Land Map	N/A	<b>4.4.1.6</b>

The above matters, together with other relevant LEP clauses, are discussed in the following sections.

#### 4.4.1.3 Land Use Zoning

The proposed solar farm is consistent with 'electricity generating works' as defined under the *Liverpool Plains Local Environmental Plan 2011* (LPLEP):

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

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

As shown in **Figure 9**, the site is located within the RU1 Primary Production zone under clause 2.3 of the LPLEP 2011. Development for the purposes of electricity generating works is prohibited in the zone. Nevertheless:

- Electricity generating works which does not use waves, tides or aquatic thermal as the relevant fuel source may be carried out by any person with consent on in a prescribed rural zone under clause 2.36(1)(b) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Infrastructure SEPP). As the RU1 Primary Production zone is a prescribed rural zone under clause 2.35 of the Infrastructure SEPP which prevails over any other environmental planning instrument (including the LPLEP 2011) under clause 2.7(1), the proposed development is permitted with consent in the zone.
- The development is consistent with the objectives of the zone as demonstrated in **Table 5**.

**Table 5 – Objectives of the RU1 Primary Production zone under LPLEP 2011**

<b>Objectives:</b>	<b>Comment:</b>
To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	The proposed development improves sustainability by enabling the existing feedlot to reduce its reliance on mains power and instead rely on renewable energy sources.
To encourage diversity in primary industry enterprises and systems appropriate for the area.	The project provides for the provisions of a sustainable energy source which supports the operation of primary production activities, and is therefore considered not to be antipathetic to this objective.

<p>To minimise the fragmentation and alienation of resource lands.</p>	<p>The proposed development:</p> <ul style="list-style-type: none"> <li>• Does not include subdivision, ensuring that it will not result in fragmentation of resource lands; and</li> <li>• Is unlikely to have a significant impact on mining resources due to: <ul style="list-style-type: none"> <li>– The site’s six kilometre separation from the nearest petroleum drillhole “Waverton 3”; and</li> <li>– The development area being limited to 11,448.8m<sup>2</sup>.</li> </ul> </li> <li>• Will not impact agricultural viability of the site or adjoining land due to being limited to 11,448.8m<sup>2</sup> in area and occurring over land which is not mapped as biophysical strategic agricultural land (BSAL).</li> </ul>
<p>To minimise conflict between land uses within this zone and land uses within adjoining zones.</p>	<p>The proposed development will not result in conflict with land uses within the zone and adjoining zones as demonstrated in the impact assessment in <b>Section 5</b>.</p>

#### 4.4.1.4 Minimum Lot Size

Clause 4.1(3) of the LPLEP 2011 prevents the subdivision of land to less than that minimum size shown on the Lot Size Map in relation to that land. As shown in **Figure 10**, the minimum lot size applying to the site under the Lot Size Map is 200 hectares. The proposed development does not propose subdivision of the site.

#### 4.4.1.5 Heritage

Clause 5.10(2) of the LPLEP 2011 prevents certain activities relating to heritage items, Aboriginal objects or buildings, works, relics or trees within a heritage conservation area without development consent. The site is not mapped as being or adjoining a heritage item under the LPLEP 2011, nor is it located within a heritage conservation area.

Aboriginal sites or places are unlikely to occur within the site of the development as:

- AHIMS Basic Search on 14 February 2022 (refer to **Appendix B**) did not identify any Aboriginal sites or places within the site or surrounding area;
- The development is to occur within disturbed land associated with a feedlot which began operations at some stage between 1964 and 1984; and
- The site of the development does not include riparian corridors, stands of remnant vegetation or other natural features where Aboriginal sites or places most commonly occur.

Notwithstanding the above, an Unexpected Finds Protocol can be prepared and submitted to Council for approval prior to the issue of CC to ensure any unexpected finds are adequately managed during construction of the solar farm.

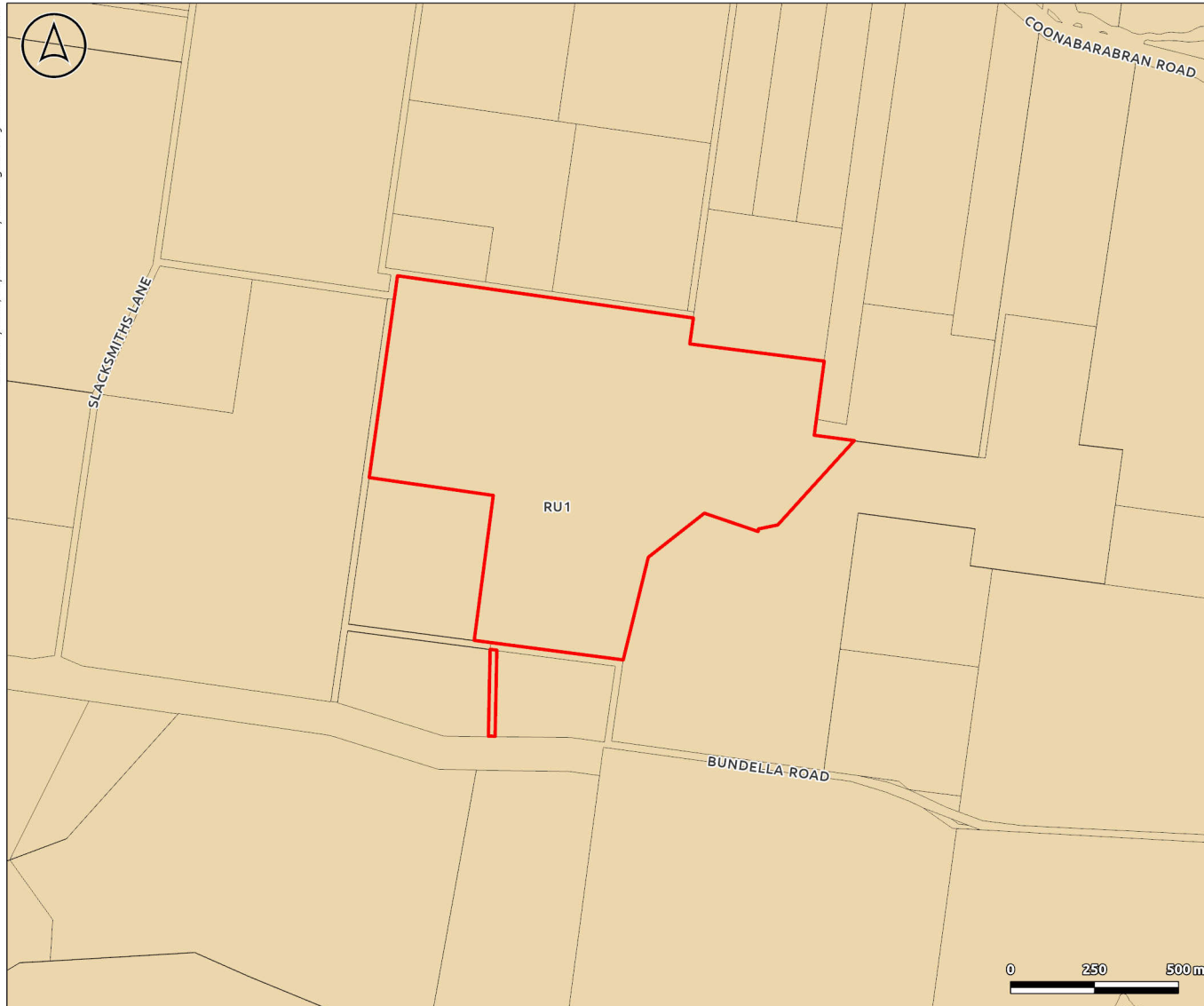
#### 4.4.1.6 Flood Planning

Clause 5.21(2) prevents development on land within the flood planning area unless the consent authority is satisfied that the development is, inter alia, compatible with flood behaviour on the land, will not increase flood affectation on other properties and will not adversely impact evacuation in the event of a flood. The site is located outside of the Flood Planning Area defined in the LPDCP.

Figure 9 – Land use zone

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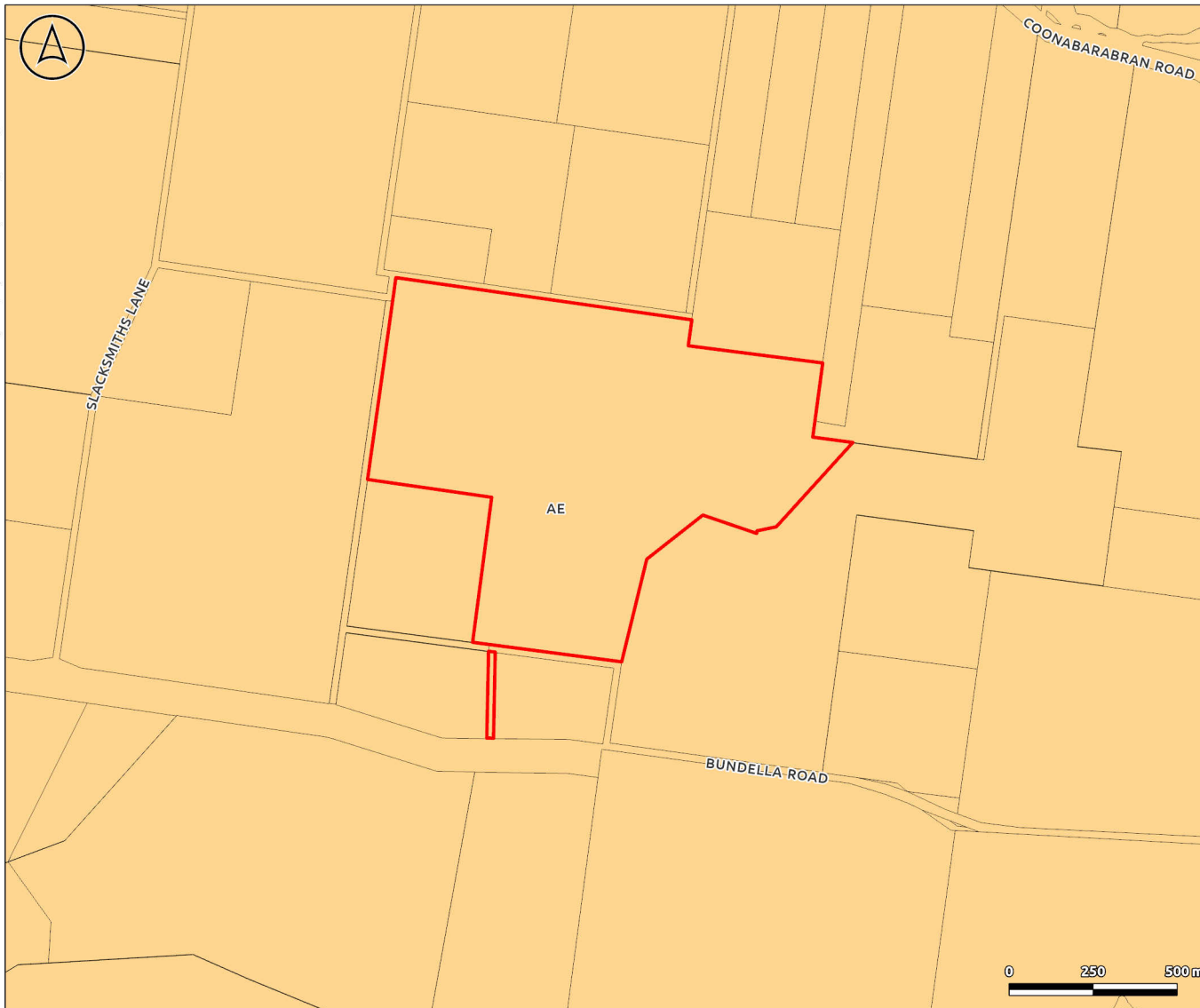
**AGDSA**  
Quirindi Solar Farm

- Legend**
-  Site
  -  Cadastre
  - Land Zoning (LZN)**
  -  RU1

Figure 10 – Minimum lot size

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**AGDSA**  
Quirindi Solar Farm

**Legend**

-  Site
-  Cadastre
- Minimum Lot Size (LSZ)**
  -  AE (200ha)

## 4.4.2 STATE ENVIRONMENTAL PLANNING POLICY

### 4.4.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

The Hazards SEPP commenced on 1 March 2022, repealing and replacing:

- State Environmental Planning Policy (Coastal Management) 2018;
- State Environmental Planning Policy No 33 – Hazardous and Offensive Development; and
- State Environmental Planning Policy No 55 – Remediation of Land.

#### 4.4.2.1.1 Chapter 3 Hazardous and offensive development

Clause 3.7 of the Hazards SEPP requires the consideration of current circulars or guidelines prepared by the Department of Planning in determining whether a development is:

- hazardous storage establishment, hazardous industry or other potentially hazardous industry; or
- offensive storage establishment, offensive industry or other potentially offensive industry.

The current and most recent guidelines prepared by the Department of Planning, the *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* (Applying SEPP 33 Guideline; Department of Planning 2011), includes the screening tests to be used to determine whether a development is potentially hazardous development. If the screening tests indicate that a development is potentially hazardous development, a preliminary hazard analysis (PHA) is required to be provided as part of the DA. The type of screening test to be used is dependent upon the class, as categorised under the Australian Dangerous Goods Code (ADG; National Transport Commission 2020) of dangerous goods proposed to be accommodated on-site.

The dangerous good most commonly associated with solar farms is lithium batteries which are a class 9 dangerous good under the ADG Code. Class 9 goods do not exceed the screening thresholds under the guidelines under the Applying SEPP 33 Guideline as they “pose little threat to people or property” (Department of Planning 2011, p. 33). The proposed development does not include lithium batteries.

#### 4.4.2.1.2 Chapter 4 Remediation of land

Clause 4.6(1) of the Hazards SEPP states that a consent authority must not consent to the carrying out of development unless it has considered whether the land is contaminated. If the land is contaminated, the consent authority must not consent to the carrying out of development unless it is suitable for the proposed use in its contaminated state or will be suitably remediated before the land is used for that purpose.

A search of the NSW EPA:

- Contaminated land record undertaken on 16 February 2022 did not identify any sites within the LPSC LGA; and
- List of notified sites was undertaken on 16 February 2022 (last updated 8 February 2022), identifying the following sites:
  - Former Mobil Depot at 4-6 Cross Street, Quirindi: 8.8 kilometres to the east of the site.
  - Tamarang ServiCentre at 113-117 Station Street, also known as 119-121 Nowland Street: 8.8 kilometres to the east of the site.
  - Caltex Service Station at 199-201 George Street: 9 kilometres to the east of the site.

As shown in the historic aerials attached in **Appendix C**, the site has been in continuous use for agricultural purposes since at least 1953 until the establishment of the feedlot at some stage between 1964 and 1984. The site of the solar farm has remained vacant throughout the operation of the feedlot. Given the absence of

indications of contamination, and the nature of the proposed land use, it is considered that the site is suitable for the proposed purpose and that remediation is not required. Therefore the provisions of the Hazards SEPP are satisfied.

#### 4.4.2.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

Development for the purposes of electricity generating works is prohibited in the RU1 Primary Production zone applying to the site under the LPLEP 2011. Nevertheless, electricity generating works which does not use waves, tides or aquatic thermal as the relevant fuel source may be carried out by any person with consent on in a prescribed rural zone under clause 2.36(1)(b) of the Infrastructure SEPP.

The Transport and Infrastructure SEPP commenced on 1 March 2022, repealing and replacing:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017;
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020; and
- State Environmental Planning Policy (Three Ports) 2013.

As the RU1 Primary Production zone is a prescribed rural zone under clause 2.35 of the Infrastructure SEPP and the SEPP prevails over any other environmental planning instrument (including the LPLEP 2011) under clause 2.7(1), the proposed development is permitted with consent in the zone.

The provisions under:

- Clause 2.42 of the SEPP need not be addressed on the grounds that the development is neither SSD nor RSD (refer to **Section 1.1**);
- Clause 2.118 of the SEPP need not be addressed on the grounds that Bundella Road is not a classified road;
- Clause 2.119 of the SEPP need not be addressed on the grounds that Bundella Road does not have an annual average daily traffic volume of more than 20,000 vehicles; and
- Clause 2.121 of the SEPP need not be addressed on the grounds that the development will not generate movements exceeding those specified in Schedule 3 of the SEPP, being:
  - 200 or more vehicles per hour where access is from any road; or
  - 50 or more vehicles per hour if access is from a classified road; or
  - 50 or more vehicles per hour if access is from any road where the access is less than 90 metres from a connection to a classified road.

#### 4.4.2.3 State Environmental Planning Policy (Resources and Energy) 2021

The Resources SEPP commenced on 1 March 2022, repealing and replacing:

- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007; and
- Sydney Regional Environmental Plan No. 9 – Extractive Industries (No 2 – 1995).

Schedule 1 of the Resources SEPP provides a list of prohibited development. It includes petroleum exploration, production and related works on land within the LPSC LGA, excluding land identified as "Land where petroleum exploration, petroleum production and petroleum related works are not prohibited" under the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 – Map 11 – New England North West Region*. The site is located within the area marked as such on the relevant map.

Clause 2.19(1) of the Mining SEPP seeks to consider whether proposed development is compatible with mining, petroleum production or extractive industry, and applies to development in the following circumstances:

- (a) *in the vicinity of an existing mine, petroleum production facility or extractive industry, or*
- (b) *identified on a map (being a map that is approved and signed by the Minister and copies of which are deposited in the head office of the Department and publicly available on the Department’s website) as being the location of State or regionally significant resources of minerals, petroleum or extractive materials, or*
- (c) *identified by an environmental planning instrument as being the location of significant resources of minerals, petroleum or extractive materials.*

As shown in **Figure 11**, the entirety of the site is located within PEL1 (petroleum), held by Australian Coalbed Methane Pty Limited from 11 February 1993 until 10 February 2015. Renewal is sought for the title. On this basis, clause 2.19 applies to the project. Clause 2.19(2) requires consideration by the consent authority in relation to development to which clause 2.19 applies. The provisions in clause 2.19(2) of the Resources SEPP are considered in **Table 5**.

**Table 6 – Clause 2.19(2) of the Resources SEPP**

<b>Before determining an application to which this clause applies, the consent authority must—</b>		<b>Comment:</b>
(a)	consider—	
(i)	the existing uses and approved uses of land in the vicinity of the development, and	The existing use of the site is for the purposes of a feedlot. Surrounding land is used for agricultural purposes. The nearest existing extraction activities are located at the Whitehaven Werris Creek Mine at 164 Escott Road, Werris Creek, approximately 7.2 kilometres to the north of the site. The approval for the nearest approved extraction activities, the Caroon Coal Project located approximately 13.3 kilometres to the west of the site, expired on 7 July 2019.
(ii)	whether or not the development is likely to have a significant impact on current or future extraction or recovery of minerals, petroleum or extractive materials (including by limiting access to, or impeding assessment of, those resources), and	The proposed development is unlikely to have a significant impact on: <ul style="list-style-type: none"> <li>• Current extraction, due to the 7.2 kilometre separation from the nearest existing extraction activities;</li> <li>• Future extraction, due to the: <ul style="list-style-type: none"> <li>– 13.3 kilometre separation from the nearest approved extraction activities;</li> <li>– Six kilometre separation from the nearest petroleum drillhole “Waverton 3”;</li> <li>– Development area being limited in size to 11,448.8m<sup>2</sup>.</li> </ul> </li> </ul>

<b>Before determining an application to which this clause applies, the consent authority must—</b>		<b>Comment:</b>
(iii)	any ways in which the development may be incompatible with any of those existing or approved uses or that current or future extraction or recovery, and	The proposed development is not incompatible with any of the existing or approved uses due to its separation from existing and approved mining and associated land uses and limited area.
(b)	evaluate and compare the respective public benefits of the development and the uses, extraction and recovery referred to in paragraph (a)(i) and (ii), and	The proposed development provides a public benefit by allowing the existing feedlot to reduce its reliance on mains power and instead rely on renewable energy sources.
(c)	evaluate any measures proposed by the applicant to avoid or minimise any incompatibility, as referred to in paragraph (a)(iii).	Measures to avoid or minimise incompatibility are not required due to the separation of the development from existing and approved mining and associated land uses and limited area.

#### 4.4.2.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The Biodiversity SEPP commenced on 1 March 2022, repealing and replacing:

- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- State Environmental Planning Policy (Koala Habitat Protection) 2020;
- State Environmental Planning Policy (Koala Habitat Protection) 2021;
- Murray River Regional Environmental No 2 – Riverine Land;
- State Environmental Planning Policy (Bushland in Urban Areas) 2019;
- State Environmental Planning Policy 50 – Canal Estate Development;
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- Sydney Regional Environmental Plan 20 – Hawkesbury-Nepean River No. 2 1997;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment; and
- Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property.

##### 4.4.2.4.1 Chapter 3 Koala habitat protection 2020

Under clause 3.3(1) of the Biodiversity SEPP, the SEPP applies to land within the RU1 Primary Production, RU2 Rural Landscape and RU3 Forestry and equivalent zones in an LGA not marked with a '\*' in Schedule 2 of the SEPP. A three-step process applies where the SEPP applies and the site (including adjoining land in the same ownership) has an area of more than one hectare.

The site is located within the RU1 Primary Production zone, within the Liverpool Plains LGA (not marked with a '\*' in Schedule 2 of the SEPP) and has an area of over one hectare. Accordingly, the proposed development is considered against the three-step process in **Table 7**.



Figure 11 – Resource SEPP mineral and resource land

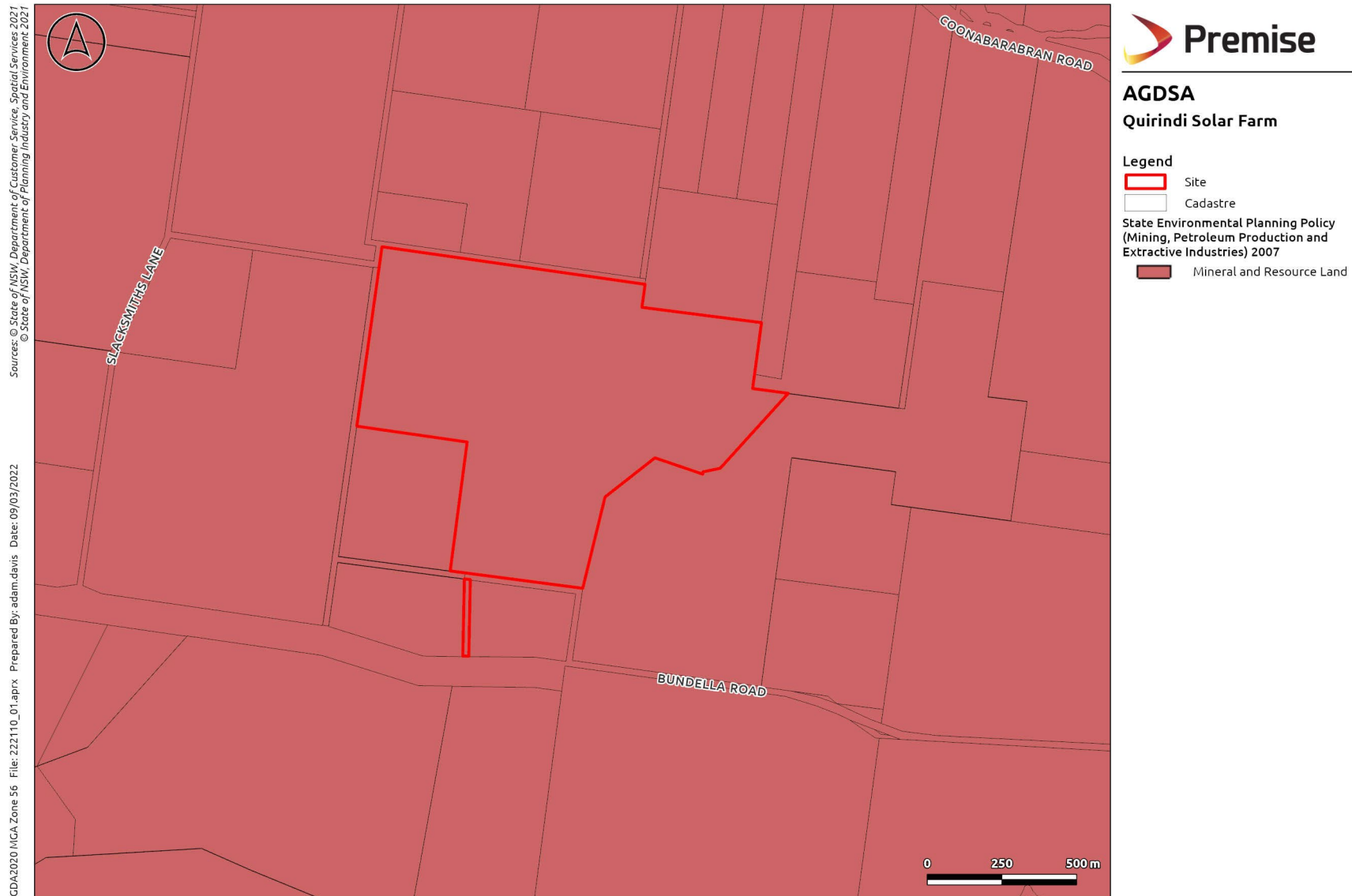


Table 7 – Three-step process provisions of the Koala SEPP 2020

Three-Step Process:		Comment:
<b>3.6</b>	<b>Step 1—Is the land potential koala habitat?</b>	
	(1) Before a council may grant consent to a development application for consent to carry out development on land to which this Part applies, the council must be satisfied as to whether or not the land is a potential koala habitat.	Council may be satisfied that the site is not potential koala habitat as it does not contain any trees and is covered in predominantly exotic grasses (refer to <b>Section 4.1</b> ).
	(2) The council may be satisfied as to whether or not land is a potential koala habitat only on information obtained by it, or by the applicant, from a person who is qualified and experienced in tree identification.	Refer above.
	(3) If the council is satisfied—	
	(a) that the land is not a potential koala habitat, it is not prevented, because of this Policy, from granting consent to the development application, or	Noted.
	(b) that the land is a potential koala habitat, it must comply with clause 3.7.	The land is not potential koala habitat and therefore clause 3.7 (step 2) need not be considered.

#### 4.4.2.4.2 Chapter 4 Koala habitat protection 2021

Under clause 4.4(1) of the Biodiversity SEPP, the SEPP applies to the LGAs listed in Schedule 2 of the SEPP, unless the site is located within the RU1 Primary Production, RU2 Rural Landscape or RU3 Forestry zone in an LGA that isn't marked with a '\*' in Schedule 1. The site is located within the RU1 Primary Production zone and within the Liverpool Plains LGA which is not marked with a '\*' under Schedule 2 of the SEPP. Accordingly, the Koala SEPP 2021 does not apply to the site.

#### 4.4.3 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are applicable.

#### 4.4.4 LIVERPOOL PLAINS DEVELOPMENT CONTROL PLANS 2012

The *Liverpool Plains Development Control Plan 2012* (LPDCP) applies to the site. An assessment of the proposed development against the LPDCP 2012 is provided in **Appendix D**. As outlined in **Appendix D**, the development is generally compliant with all relevant provisions of the Development Control Plan.

## 5. IMPACTS, SITE SUITABILITY & THE PUBLIC INTEREST

Pursuant to Schedule 1 of the EP&A Regulation, this section of the report outlines the environmental impacts of the proposed development and any measures required to protect the environment or lessen the harm to the environment.

The impacts have been identified through an assessment of the proposed development against the provisions of section 4.15(1)(b) and the former NSW Department of Urban Affairs and Planning's (nd) *Guide to Section 79C*.

This section also addresses the consideration at Section 4.15(c) and Section 4.15(e) of the Act that relate to the suitability of the site for the development and the public interest.

## 5.1 Contamination

A search of the NSW EPA:

- Contaminated land record undertaken on 16 February 2022 did not identify any sites within the LPSC LGA; and
- List of notified sites was undertaken on 16 February 2022 (last updated 8 February 2022), identifying the following sites:
  - Former Mobil Depot at 4-6 Cross Street, Quirindi: 8.8 kilometres to the east of the site.
  - Tamarang ServiCentre at 113-117 Station Street, also known as 119-121 Nowland Street: 8.8 kilometres to the east of the site.
  - Caltex Service Station at 199-201 George Street: 9 kilometres to the east of the site.

As shown in the historic aerials attached in **Appendix C**, the site has been in continuous use for agricultural purposes since at least 1953 until the establishment of the feedlot at some stage between 1964 and 1984. The site of the solar farm has remained vacant throughout the operation of the feedlot. Based on the above, Council can be satisfied that the land is suitable for the proposed purpose on the basis that no remediation is required.

## 5.2 Heritage

The site is not mapped as being or adjoining a heritage item under the LPLEP 2011, nor is it located within a heritage conservation area. Aboriginal sites or places are unlikely to occur within the site of the development as:

- AHIMS Basic Search on 14 February 2022 (refer to **Appendix B**) did not identify any Aboriginal sites or places within the site or surrounding area;
- The development is to occur within disturbed land associated with a feedlot which began operation at some stage between 1964 and 1984; and
- The development site does not include riparian corridors, stands of remnant vegetation or other natural features where Aboriginal sites or places most commonly occur.

Notwithstanding the above, an Unexpected Finds Protocol would be implemented to ensure any unexpected finds are adequately managed during construction of the solar farm.

## 5.3 Other Land Resources

The entirety of the site is located within PEL1 (petroleum), held by Australian Coalbed Methane Pty Limited from 11 February 1993 until 10 February 2015. Renewal is sought for the title. If renewal is successful, the proposed development is unlikely to have a significant impact on mining resources due to:

- The site's six kilometre separation from the nearest petroleum drillhole "Waverton 3"; and
- The development area being limited to 11,448.8m<sup>2</sup>.

The site is not mapped as biophysical strategic agricultural land (BSAL).

## 5.4 Context and Setting

The proposed solar farm will not impact the rural and agricultural character of the surrounding area due to:

- Being limited to 11,448.8m<sup>2</sup> in area, of which the solar farm will be limited to less than 7,367.76m<sup>2</sup>;
- Being screened by remnant vegetation in the south-western portion of the site and a hill to the north (upon which the Elders Killara feedlot has been established);
- Being located approximately 530 metres from Bundella Road; and
- The significant distance between the proposed solar farm and nearest non-associated dwellings:
  - 503 Bundella Road: 730 metres to the south.
  - 118 Bundella Road: 1.5 kilometres to the east.
  - 444 Slacksmiths Lane: 1.6 kilometres to the north-west.
  - 597 Bundella Road: 1.5 kilometres to the south-west.

## 5.5 Flooding & Stormwater

The site is located outside of the Flood Planning Area defined in the LPDCP.

The proposed development will result in minimal stormwater impacts due to its rural setting and substantial separation of the development from neighbouring properties.

## 5.6 Flora and Fauna

The proposed development is unlikely to impact native flora and fauna due to:

- As shown in **Figure 3** to **Figure 6**, the solar farm is to be constructed over exotic grasslands;
- Approximately a third of the DC cable trench passes through unvegetated vehicle manoeuvring areas; and
- There are no existing trees within the development footprint.
- Of the 64 BioNet sightings within the site shown in **Figure 7**:
  - None are endangered or critical; and
  - Only 13 are protected, including 12 birds or bats, and one frog species, all of which are unlikely to be impacted due to the lack of suitable habitat within the development footprint.

## 5.7 Bushfire

The entirety of the site is mapped as Vegetation Category 3. In accordance with 8.3.5 of *Planning for Bushfire Protection* (RFS 2019) or 'PBP', the proposed development:

- Includes a minimum ten metre APZ from the perimeter fence, maintained to the standard of an IPA for the life of the development; and
- Will be managed in accordance with Preparation of a Bush Fire Emergency Management and Operations Plan, to be prepared and supplied to Council for approval prior to the issue of CC. The plan will identify all relevant risks and mitigation measures associated with the construction and operation of the solar farm, including:
  - Detailed measures to prevent or mitigate fires igniting;
  - Work that should not be carried out during total fire bans;
  - Availability of fire-suppression equipment, access and water;

- Storage and maintenance of fuels and other flammable materials;
- Notification of the local NSW RFS Fire Control Centre for any works that have the potential to ignite surrounding vegetation, proposed to be carried out during a bush-fire fire danger period to ensure weather conditions are appropriate; and
- Appropriate bush fire emergency management planning.

Additional bushfire management is to be provided in the form of gravel being placed across the entirety of the area within the proposed perimeter fence.

It should be noted that development for the purposes of electricity generating works (solar farm) is not categorised as “special fire protection purposes” and therefore the development does not require a 100B Certificate under the *Rural Fires Act 1997*. Accordingly, the proposed development is not “integrated development” for the purposes of section 4.4.6 of the EP&A Act.

## 5.8 Technological Hazards

The dangerous good most commonly associated with solar farms is lithium batteries which are a class 9 dangerous good under the ADG Code. Whilst the proposed development does not include lithium batteries, it should be noted that class 9 goods do not exceed the screening thresholds under the Applying SEPP 33 Guidelines as they “pose little threat to people or property” (Department of Planning 2011, p. 33).

## 5.9 Visual and Glare

The proposed solar farm will not have a significant visual or glare impact:

- To the south due to the proposed panels being fixed tilt and orientated to the north; and
- To the north due to being located behind a hill which is occupied by the Elders Killara feedlot.

Nevertheless, a glare analysis was performed using ForgeSolar software from the following viewpoints:

- At a height of 1.2 metres above ground level along Bundella Road between the driveway to 118 Bundella Road Quirindi and Slacksmiths Lane;
- At a height of 1.2 metres above ground along Slacksmiths Lane between Bundella Road and the driveway to 444 Slacksmiths Lane; and
- At a height of 1.7 metres above ground level from dwelling houses at non-associated dwellings at 503 Bundella Road (Observation Point 1), 118 Bundella Road (Observation Point 2), 444 Slacksmiths Lane (Observation Point 3) and 597 Bundella Road (Observation Point 4).

A ‘No Glare’ result was achieved with the following inputs (refer to **Appendix E**):

- Conservative footprint (perimeter fencing instead of actual solar panels):
  - North-western corner: -31,476406, 150.582565
  - North-eastern corner: -31.476515, 150.583353
  - South-eastern corner: -31.477377, 150.583190
  - South-western corner: -31.477269, 150.582401
- Height above ground: 2.92 metres
- Tracking: fixed
- Orientation: 9°
- Tilt: 25°

- Rated power: 0.5 kW

Impacts to the associated dwelling in the south-western corner of the site are not considered due to it being used by an employee of the Elders Killara feedlot.

## 5.10 Access, Transport and Traffic

### 5.10.1 CONSTRUCTION PHASE

Bundella Road does not link population centres. Rather, it services the Killara feedlot, agricultural properties in the surrounding area and the Quirindi Aerodrome. The latter services private aircraft only. As a consequence, traffic along Bundella Road likely comprises an above-average proportion of heavy vehicles.

Upgrades to Bundella Road or the site access to accommodate construction traffic are not necessary given:

- The role, function and safety of Bundella Road is unlikely to be significantly impacted given an anticipated increase of no more than 1.24 heavy vehicle movements per day based on Premise Australia’s previous experience with projects of a similar size and scale (refer to **Table 8**);
- Temporary nature of the construction period, being not more than three months unless impacted by weather or availability of materials or personnel, in which case the average number of movements per day would fall;
- The existing character of movements along Bundella Road and entering and egressing from the site (high proportion of heavy vehicles); and
- A traffic management plan can be prepared prior to the issue of CC.

**Table 8 – Solar farm construction typical movements (not specific to this project)**

<b>Plant/Equipment:</b>	<b>Heavy Vehicles:</b>	<b>Movements:</b>
Modules	19	38
Mounting Frames	15	30
Inverter Stations	2	4
Concrete	3	6
Gravel	10	20
Sand	10	20
Miscellaneous	48	96
<b>Total:</b>	107	214
<b>Average over three-month construction period: (assuming 5.5 days per week)</b>	0.62 vehicles per day	1.24 vehicles per day

Note: the above movements are typical and not specific to this project.

### 5.10.2 OPERATIONAL PHASE

Once operational, upgrades to Bundella Road or the site access to accommodate operational traffic are not necessary given movements will be limited to maintenance crews in light vehicles. On very rare occasions, access by heavy vehicles will be required if there is a need for replacement of infrastructure. Should the

replacement of infrastructure be required, their impacts will be minimal for the same reasons set out in **Section 5.10.1**.

Movements will not exceed 200 or more vehicles per hour where access is from any road, 50 or more vehicles per hour if access is from a classified road or 50 or more vehicles per hour if access is from any road where the access is less than 90 metres from a connection to a classified road. Accordingly, the development will not be traffic-generating development for the purposes of the Infrastructure SEPP.

## 5.11 Noise & Vibration

The following sections provide an assessment of the acoustic and vibration impacts of construction and operation of the proposed development on the four non-associated dwellings within 1.5 kilometres of the site: 503 Bundella Road, 118 Bundella Road, 444 Slacksmiths Lane and 597 Bundella Road.

### 5.11.1 CONSTRUCTION PHASE

The proposed development will result in greatest acoustic and vibration impact during the construction phase. These are to occur as a consequence of heavy vehicle movements to and from the site and construction works associated with installation of the solar farm.

The impacts are not expected to be significant due to:

- An anticipated increase of no more than 1.24 heavy vehicle movements per day based on Premise Australia's previous experience with projects of a similar size and scale (refer to **Table 8**);
- Temporary nature of the construction period, being not more than three months unless impacted by weather or availability of materials or personnel, in which case the average number of movements per day would fall;
- The activities within the existing feedlot which generate a high level of background noise, including regularly arriving and departing heavy vehicles, loading and unloading of livestock and movement and feeding of livestock; and
- The significant distance between the proposed solar farm and nearest non-associated dwellings:
  - 503 Bundella Road: 730 metres to the south.
  - 118 Bundella Road: 1.5 kilometres to the east.
  - 444 Slacksmiths Lane: 1.6 kilometres to the north-west.
  - 597 Bundella Road: 1.5 kilometres to the south-west.
- Implementation of the following mitigation measures:
  - Limiting noise generating construction activities to standard construction hours;
  - Consultation with landholders throughout the construction process to inform them on the duration and timing of potentially noisy activities;
  - Using broad-band reversing alarms on all mobile plant and equipment;
  - Selection of the least noisy type of plant and equipment where options are available;
  - Operating plant in a quiet and efficient manner;
  - Reducing throttle setting and turning off equipment when not in use; and
  - Regular maintenance of equipment to ensure good working order.

### 5.11.2 OPERATIONAL PHASE

Once operational, acoustic and vibration impacts are expected to be negligible given movements will be limited to maintenance crews in light vehicles. On very rare occasions, the replacement of infrastructure may be required. Should the replacement of infrastructure be required, their impacts will be minimal for the same reasons set out in **Section 5.11.1**, including the same mitigation measures. Additionally, surrounding landowners will be notified ahead of any planned maintenance work.

## 5.12 Waste

### 5.12.1 CONSTRUCTION PHASE

Solid waste is one of the key outputs of construction. The following solid waste types are likely to be generated by construction activities:

- Packaging materials;
- Building materials;
- Scrap metal;
- Excess soil;
- Plastic and masonry products;
- Vegetation from clearing.

Waste generated through the construction phase would be removed from the site and either recycled or disposed of at an appropriate waste disposal facility.

### 5.12.2 OPERATIONAL PHASE

Once operational, the development will not generate any waste unless the replacement of infrastructure is required. Should this be the case, waste generated would be removed from the site and either recycled or disposed of at an appropriate waste disposal facility.

## 5.13 Suitability of the Site

The site is suitable for the proposed development on the grounds that the site:

- Is unlikely to be contaminated in the vicinity of the proposed development;
- Is unlikely to contain Aboriginal sites or places in the vicinity of the proposed development;
- Is unlikely to impact on mining resources;
- Not mapped as BSAL land;
- Not mapped as flood prone land;
- Does not contain native vegetation in the vicinity of the proposed development; and
- Has adequate access arrangements to accommodate construction and operational traffic due existing activities occurring on the site.

## 5.14 The Public Interest

The proposed development is in the public interest on the grounds that it:

- Is permitted with consent in the zone by way of the Infrastructure SEPP and compliant with all relevant provisions under the LPLEP 2011;



- Is compliant with all relevant controls set out in the LPDCP 2012;
- Will result in minimal impacts on the site's context and setting, stormwater, bushfire, technological hazards, glare, traffic, noise and vibration and waste; and
- Improves sustainability by enabling the existing feedlot to reduce its reliance on mains power and instead rely on renewable energy sources.

## 6. CONCLUSION

This SEE has been prepared by Premise Australia to describe and provide an assessment of the proposed development of electricity generating works (solar farm) in the south-western portion of 293 Bundella Road, Quirindi. The development occupies an area of 11,448.8m<sup>2</sup>, of which less than 7,367.76m<sup>2</sup> is to be occupied by the solar farm itself. The remainder is subject to APZs and a trench connecting the solar farm to an MSB and inverter station. The broader site is occupied by the Elders Killara feedlot, established between 1964 and 1984.

The proposed development is supported on grounds that it:

- Is permitted with consent in the zone by way of the Infrastructure SEPP and compliant with all relevant provisions under the LPLEP 2011;
- Is compliant with all relevant controls set out in the LPDCP 2012; and
- Will result in minimal impacts on:
  - The site's context and setting due to its significant distance from the nearest roads and non-associated dwellings and due to being screened by remnant vegetation in the south-western corner of the site and a hill accommodating the Elders Killara feedlot to the north;
  - Stormwater due to the site's rural setting and substantial separation of the development from neighbouring properties;
  - Bushfire due to the implementation of an APZ and management measures in accordance with PBP 2019;
  - Technological hazards due to lithium batteries not being proposed;
  - Glare due to the panels being fixed and orientated to the north, away from non-associated dwellings and behind a hill which accommodates the Elders Killara feedlot;
  - Traffic due to temporary nature of the construction period, the existing activities within the site and minimal traffic generation in the operational phase;
  - Noise and vibration due to the temporary nature of the construction period, the existing activities within the site and minimal noise and vibration in the operational phase; and
  - Waste due to the appropriate management of construction waste and negligible waste generation in the operational phase.
- Is suitable for the site of the development on the grounds that the site:
  - Is unlikely to be contaminated in the vicinity of the proposed development;
  - Is unlikely to contain Aboriginal sites or places in the vicinity of the proposed development;
  - Is unlikely to impact on mining resources;
  - Not mapped as BSAL land;
  - Not mapped as flood prone land;
  - Does not contain native vegetation in the vicinity of the proposed development; and

- Has adequate access arrangements to accommodate construction and operational traffic due existing activities occurring on the site.
- Is in the public interest for the reasons outlined above, as well as on the grounds that it improves sustainability by enabling the existing feedlot to reduce its reliance on mains power and instead rely on renewable energy sources.

For the reasons set out above, the proposed development is recommended for approval subject to Council's standard conditions of consent.



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