

30 June 2023

Nestor Tsambos
Senior Planning Officer
Energy Assessments
Department of Planning & Environment

Dear Nestor

Wallaroo Solar Farm (SSD-9261283)

Council considered the proposed Wallaroo Solar Farm at its meeting on 30 June 2023. A copy of the report to Council can be viewed at https://yass.infocouncil.biz/Open/2023/06/CO_29062023_AGN_736.PDF (Item 6.1 commencing at page 17).

Council determined that it is opposed to the proposal on the following grounds:

- *The location is inconsistent with the Yass Valley Settlement Strategy as the proposal does not preserve the rural and landscape character of the area and is likely to negatively impact on the visual amenity of the area.*
- *The location is inconsistent with the current rural zoning due to the potential for contamination being release into agricultural and residential areas and drinking water source waterway from the ignition of cadmium storage batteries and panels in the event of a grassfire at the site*
- *Locating the development within the 5km buffer area undermines the intended objectives to protect the open rural landscape and environmental values of the area.*
- *The visual assessment does not take into account the existing and proposed Ginninderry development within the ACT or the proposed Parkwood area in NSW.*

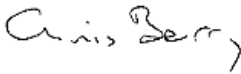
In addition Council determined that the Department of Planning & Environment be requested to hold a public hearing locally as part of the assessment process.

If the proposal is to be approved, Council requests that the following requirements be incorporated into any Consent:

- All road work and upgrades are required to be consistent with Council's *Roads Standards Policy* and the road access route to the site to be maintained throughout construction phase of the development. In addition:
 - A copy of the Construction Management Plan is required to be submitted and approved by Council prior to issue of the Construction Certificate to ensure that recommended mitigation measures including road maintenance and upgrade works on all Council roads that will form part of the access routes for all traffic forms are included in the project scope of the civil works.

- Council shall be consulted and liaised with during the construction phase to ensure proper implementation of road maintenance and upgrade works to Council's satisfaction.
- A copy of the post construction geotechnical investigation and review report on the structural adequacy of the pavement of the Council road network, included the access routes, is required to be submitted to Council.
- A fund is to be established in accordance with Council's *Community Enhancement Fund Policy* based on 1% of the capital cost for the project or alternatively a \$150,000 initial contribution plus an annual contribution of \$50,500 (adjusted in line with CPI) while ever the project is in operation.
- If approved, the project is to be commenced within 5 years of a Consent being issues and completed within 5 years of commencement.
- If approved, any landscaping plan is to incorporate species which are endemic to the local area and planted prior to construction commencing.

Yours sincerely



Chris Berry
Chief Executive Officer