



27th July 2015

Mr Neville Osborne

Department of Planning and Environment
Bridge St
Sydney NSW 2000

Manildra Solar Farm
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MP 10_0122 – REQUEST TO MODIFY MANILDRA SOLAR FARM CONDITIONS OF CONSENT

Dear Mr Osborne,

Project Background

Manildra Solar Farm is a proposed fixed and or tracking array photovoltaic solar farm development located east of Manildra, NSW. Manildra Solar Farm Pty Ltd (the Proponent) received Project Approval from the NSW Planning and Assessment Commission for the construction and operation of Manildra Solar Farm on 3 March 2011. Approval was granted for a 50 MW solar farm and associated electrical and civil infrastructure.

Term of Approval

Condition of Consent A5 granted a term of five years for the Project Approval. The Proponent now seeks a three year extension to condition A5.

Justification

The Project is currently at an advanced stage of development. In regards to the key elements of the project:

- a. All land is secured by options to lease.
- b. The Proponent has entered into a Connection Investigation Services Agreement for the project with Essential Energy and has reached an in-principle agreement of the proposed connection concept.
- c. Detailed project design has been completed with one or more potential equity partners identified.
- d. The CEMP is currently being developed ready for consideration by the planning department.

Despite the advanced stage of the project, the high degree of political uncertainty that was created by the Commonwealth Government's review of the Renewable Energy Target prevented this project from progressing to the construction phase. This was an issue that impacted upon the entire renewable energy industry, with investment falling by 88% in 2014. With the recent bipartisan passage of amendments to the renewable energy target legislation, this major obstacle to construction appears to have been finally removed.

The construction of circa 50MW of solar PV at the Manildra Solar Farm site will increase the utility scale solar farm deployment in NSW by approximately 24%. In so doing, the Proponent will also be assisting the NSW Government to meet the objectives of the NSW Renewable Energy Action Plan, 2013 and the NSW 2021 plan of reaching a renewable energy target of 20% by 2020.

Since the original approval was granted in December 2010, there have been no material changes to the local environment. There has been no new houses constructed within view of the solar farm or within 1000m of the Project site.

Operational Noise Monitoring

Conditions of Consent No. F2 and F3 require the Proponent to undertake operational noise testing for the Manildra Solar Farm. The Proponent requests that these conditions of consent be deleted as the required testing will incur considerable expense for no community benefit.

Justification

The Manildra Solar Farm has approval for fixed and/or tracking solar arrays. A fixed tilt solar farm has no moving parts or noise sources, other than occasional light vehicle movement. A tracking solar farm has a small number of moving parts, however, the contribution they will have is negligible.

According to the Environmental Assessment submitted as part of the original development approval, the closest sensitive receiver to the proposed site is 130 m to the east on the Molong to Manildra Road. The sensitive receiver is located directly adjacent to a road which is between the sensitive receiver and the project site.

The noise emissions from the motor of a typical tracker are between 44 - 65 dB at 1 m. The tracker motor generally only operates during daytime hours. At 130 metres, this sound level will drop to between 2 - 23 dB. The background noise level determined for the original Environmental Assessment in Table 6-5: Rating Background Levels Relative to Manildra solar farm site is 34 dB during daytime. According to Schedule 2 Vehicle Standards of the Road Transport (Vehicle Registration) Regulation 2007, the noise level of a stationary car-type vehicle must not exceed 90 dB. Given that the noise emissions of the tracker are orders of magnitude lower than the acceptable noise emissions of a vehicle operated in its quietest state, the noise impact of introducing a tracker are negligible.

In regard to noise verification, Conditions of Consent C5 and F1 require the following:

- The Proponent will submit for the approval of the Director General an operational noise verification report to demonstrate that the proposed design and layout of the project and any proposed noise management or mitigation measures will ensure that noise levels at nearby sensitive receivers are within acceptable limits.
- The Proponent shall take all reasonable measures to minimise noise emissions and vibration from all plant and equipment operated on the site

such that they do not exceed noise and vibration criteria derived by application of the NSW Industrial Noise Policy (DECC, 2000) and Assessing Vibration: A Technical Guideline (DECC, 2006).

The noise emissions from trackers are well understood and have no risk of approaching the limits of the Industrial Noise Policy.

Update Land Title List

The Proponent requests that the Project Approval Land list be replaced with:

“Molong Manildra Road, Manildra

Lots 5, 6, 67, 94, 96, 199, 207 238 of DP 750162, Lot 101 of DP 1055139, Lot 100 of DP 1055139, Lot 593 of DP 776039, Lot 68 of DP 932909, Lot 3 of DP 1203806 and Lot 1 and Lot 2 of DP 1210642.”

Justification

The original development application referred to privately held land parcels. Since the Development Approval was granted, the land owner has successfully applied for closure and sale of Crown roads located within the development envelop. All monies have been paid. Compiled plan for creation of first title has been lodged with Land and Property Information for registration. Lot 3 of DP 1203086 has been created and Lot 1 and Lot 2 of DP 1210642 are currently being created.

The original Environmental Assessment covered both the listed land parcels and the area designated Crown roads. No additional land is being added to the development envelope as shown in Figure 1 below.

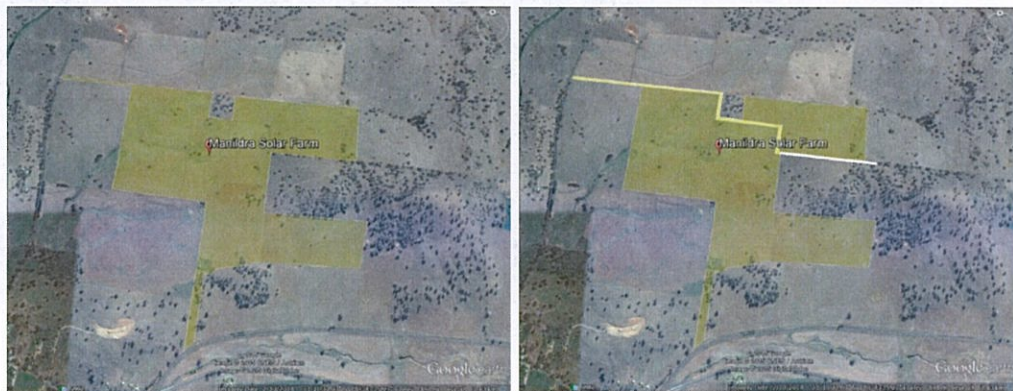


Figure 1 Development Envelope (left) and Development Envelope with Crown roads closures (Right)

Inclusion of String Inverters

The Proponent seeks an amendment to the Project Approval such that the references to “Central Inverters” now read “central and / or string inverters”

Justification

It has been intended to utilize central inverters at this Project. If this occurs, up to approximately 100 central inverters will be deployed. These would most likely be deployed inside shipping containers. Some recent financing developments mean that the Project may achieve a materially lower levelised cost of energy by installing string

inverters instead of central inverters. The market dynamics behind this design decision are volatile and as such it would not be possible to confirm which technology is optimal for the Project at this stage.

Should string inverters create the optimal economic outcome for the project, it is likely that up to approximately 3,500 string inverters would be installed. Alternatively, it is possible that a mix of string and central inverters will provide the optimal design, in which case the number of string inverters would be lower than 3,500.

Each string inverter is a relatively small box that is mounted onto the solar PV mounting frame, as can be seen in Figure 1.



Figure 1. String Inverter mounted to a PV array frame.

There will be no change to the very low noise emissions from the solar farm.

Landowner Consent

The Proponent has consulted with the landowners regarding this request. Please refer to the letter at Attachment 1.

Political Donations Statement

A political donations statement is at Attachment 2.



Yours faithfully,



Anna Cain
Development Manager

Attachments: 1. Landowner support letter.
2. Political Donations Statement.

Attachment 1-Land Owner Letters of Support

Terrence and Susan Cotton,
Manildra,
NSW 2865
23rd July 2015

Mr Neville Osborne
Department of Planning & Environment,
23-33 Bridge Street,
Sydney, NSW 2000

Application MP 10_0122 Manildra Solar Farm - Modification 2

Dear Mr Osborne,

I am a landowner for the proposed Manildra Solar Farm near Manildra. I support the Proponent's Modification 2 application to extend the term of the Development Approval, include string inverters, remove operational noise monitoring conditions, and update the land titles to include recently closed crown roads.

Kind Regards,

Two handwritten signatures in blue ink. The first signature is 'Terrence' and the second is 'Susan'. Both are written in a cursive, flowing style.

Terrence and Susan Cotton

Moolcott

Terrence and Susan Cotton,

Manildra,

NSW 2865

23rd July 2015

Mr Neville Osborne

Department of Planning & Environment,

23-33 Bridge Street,

Sydney, NSW 2000

Application MP 10_0122 Manildra Solar Farm - Modification 2

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Kind Regards,



Terrence and Susan Cotton

Moolcott Ptd Ltd

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details

Name of person making this disclosure

Miles George

Planning application reference (e.g. DA number, planning application title or reference, property address or other description)

MP 10-0122

Your interest in the planning application (circle relevant option below)

You are the APPLICANT

☒ YES / NO

OR

You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION

YES / NO

Reportable political donations made by person making this declaration or by other relevant persons

* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).

* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR

* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
MIL				

Please list all reportable political donations—additional space is provided overleaf if required.

By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.

Signature(s) and Date

Name(s)

 27/7/15.

MILES GEORGE