STATE SIGNIFICANT DEVELOPMENT ASSESSMENT
Finley Solar Project (SSD 8540)

EXECUTIVE SUMMARY

ESCO Pacific Pty Ltd proposes to develop a new 170 megawatt solar farm near Finley in southwest NSW. The Department publicly exhibited the development application and received advice from six Government agencies, with no submissions from the general public. None of the government agencies objected to the project and the Department has carefully assessed all minor residual concerns that were raised.

The key issues to consider for this project are potential impacts to agricultural land, biodiversity and traffic. The Department is satisfied that there would not be any significant reduction in the overall agricultural productivity of the region as a result of the project and that the site could be easily returned to agricultural uses in the future. While the project involves the removal of some native vegetation, the higher value vegetation has been retained. Traffic would increase during the construction period, however road upgrades and traffic management practices would ensure impacts to local roads or motorists are avoided.

The Department considers the site to be appropriate for a solar farm as it has good solar resources, is highly disturbed and has available capacity on the nearby electricity network. The project is consistent with both the Commonwealth's *Renewable Energy Target* and NSW's *Climate Change Policy Framework* as it would contribute to the growth of a more diverse electricity sector. The Department considers that the project would result in benefits to the State of NSW and the local community, and is therefore in the public interest.

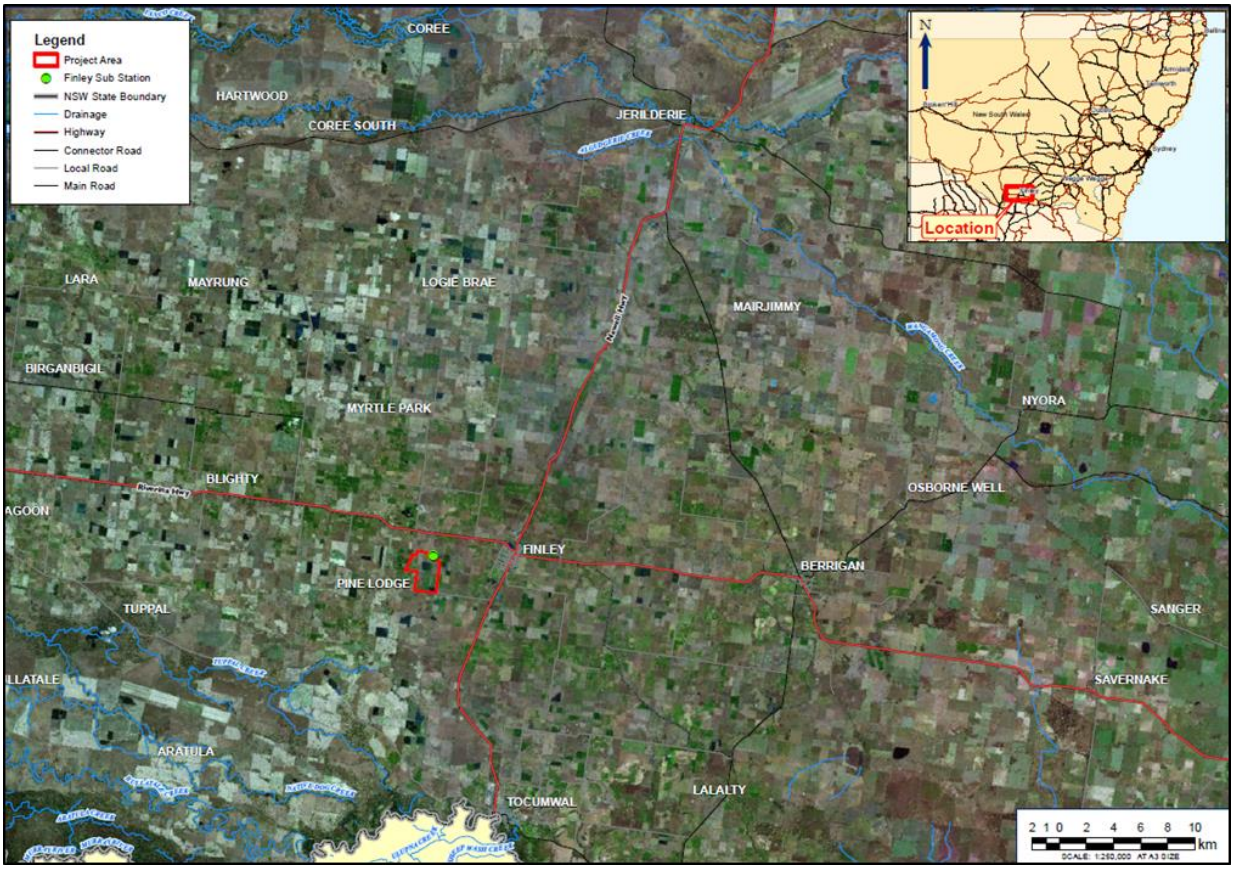

Figure 1: *Regional Context*

1. BACKGROUND

ESCO Pacific (the Applicant) proposes to develop a new solar farm near Finley (see **Figure 1**).

1.1 Project setting

The project is located on a 500 hectare (ha) site near the Riverina and Newell Highway, approximately 6 kilometres (km) west of Finley. The site is relatively flat and has been largely cleared for agricultural purposes. It is currently used for irrigation cropping and grazing, and includes numerous irrigation channels and farm dams. The site is located within the NSW Murray basin and the Murray River is located approximately 18 km south of the site.

There are three residential dwellings located within the site and a further 8 dwellings within 1 km of the site, with the nearest located 40 metres to the west and 120 metres to the north of the site. A 132 kilovolt (kV) transmission line crosses the north of the site and connects with a TransGrid substation located adjacent to the north-east of the site. The development footprint within the site is 385 ha and has an irregular shape as it has been designed to avoid key site constraints including remnant vegetation.

1.2 Project description

The project involves the construction of a new solar farm with a generating capacity of approximately 170 megawatts (MW). It also involves any upgrading or decommissioning of infrastructure and equipment in the future. While the capacity of the proposed solar farm may increase over time as technology improves, the footprint of the development would not increase. The key components of the project are summarised in **Table 1**, depicted in **Figure 2** and described in detail in the environmental impact statement (EIS) for the project (see **Appendix B**).

Table 1: *Major components of the project*

Aspect	***Description***
Project summary	The project includes: • approximately 500,000 solar panels (up to 4 m high) and approximately 35 inverter stations (up to 3 m high); • onsite substation and associated underground cabling connection to the Finley 132 kV substation; • internal access tracks, staff amenities, maintenance and equipment buildings, offices, laydown areas, onsite car parking, security fencing; • up to 4 irrigation and drainage channel crossings; and • vegetation screening along the boundaries of the site.
Project area	500 ha (with a 385 ha development footprint)
Access and site entry	The majority of project traffic would travel to the site from the east via Finley, along the Riverina Highway. The site would be accessed from an entry point located on Canalla Road
Road upgrades	• Upgrading the existing intersection of the Riverina Highway and Canalla Road. • Upgrading of Canalla Road a minimum of 50 m from its intersection of the Riverina Highway to a standard that allows two-way heavy vehicle movements.
Construction traffic and timeframe	• The total construction period would last approximately 9 months, and would comprise: - a peak traffic period of up to 7 months (up to 44 light vehicles, 38 heavy vehicle movements a day, including over dimensional vehicles); and - a non-peak traffic period of approximately 2 months (up to 20 light vehicle and 20 heavy vehicle movements a day). • Construction hours would be limited to Monday to Friday 7am - 6pm, and Saturday 8am –1pm.
Operational life	• The expected operational life of the infrastructure is approximately 40 years. However, the project may involve infrastructure upgrades that could extend the operational life. • The project also includes decommissioning at the end of the project life, which would involve removing all above ground infrastructure.
Hours of operation	• The solar farm would only operate during the day. • Daily operations and maintenance by site staff would be undertaken Monday to Friday 7am - 6 pm, and Saturday 8 am - 1 pm.
Employment	Up to 200 full time equivalent workers required during the construction period and approximately 4 full time equivalent operational jobs.
Capital investment value	$170 million

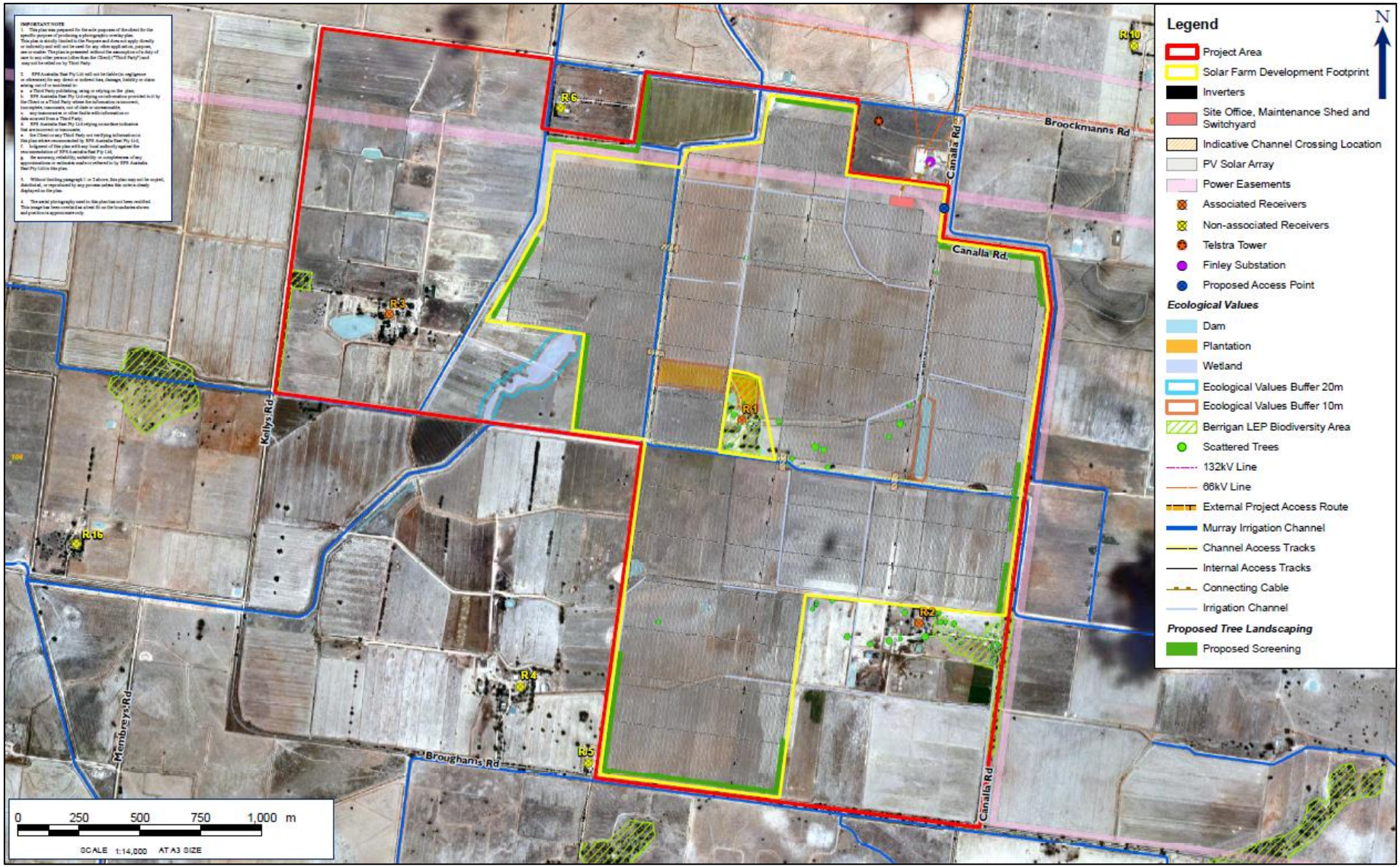

Figure 2: *Project Layout*

1.3 Strategic context

In 2016, NSW derived approximately 19.6% of its energy from renewable sources. The rest was derived from fossil fuels, including 75.8% from coal and 4.6% from gas. However, there are currently no plans for the development of new coal power stations in NSW, and the development of renewable energy sources, like wind and solar farms, is experiencing rapid growth.

This is highlighted in the recently released *Independent Review into the Future Security of the National Electricity Market* (the Finkel Review), which outlines a strategic approach to ensuring an orderly transition from traditional coal and gas fired power generation to renewable energy with lower emissions. It notes that Australia is heading towards zero emissions in the second half of the century.

The *United Nations Framework Convention on Climate Change* (UNFCCC) has adopted the Paris Agreement, which aims to limit global warming to well below 2°C, with an aspirational goal of 1.5°C. Australia's contribution towards this target is a commitment to reduce greenhouse gas emissions by 26% to 28% below 2005 levels by 2030.

One of the key initiatives to deliver on this commitment is the Commonwealth Government's *Renewable Energy Target* (RET). Under this target, more than 20% of Australia's electricity would come from renewable energy by 2020. It is estimated that an additional 5,400 MW of new renewable energy capacity will need to be built by 2020 to achieve the *Renewable Energy Target.*

The *NSW Climate Change Policy Framework*, released in November 2016, sets an aspirational objective for NSW to achieve net zero emissions by 2050. The NSW Government also has a *Renewable Energy Action Plan*, which promotes the development of renewable energy in NSW.

NSW is currently leading Australia in large-scale solar, with four major operational projects, including the largest solar farm in Australia.

With a capacity of 170 MW, the project would generate enough electricity to power up to 63,000 homes, and is therefore consistent with both the Commonwealth's *Renewable Energy Target* and NSW's *Renewable Energy Action Plan*.

2. STATUTORY CONTEXT

2.1 State Significant Development

Under the *State Environmental Planning Policy (SEPP) (State and Regional Development) 2011*, the project is classified as State Significant Development (SSD) as it is an electricity generating activity with a capital investment value of more than $30 million.

Consequently, the Minister for Planning is the consent authority for the development. However, under the Minister's delegation of 11 October 2017, the Executive Director, Resource Assessments and Business Systems, may determine the development application as there were less than 25 objections and a political donations disclosure statement has not been made.

2.2 Environmental planning instruments

The provisions of the *Berrigan Local Environment Plan (LEP) 2013* are discussed in **Section 4.1** of this report.

Under the *SEPP (Infrastructure) 2007*, the project is permissible as it involves development for the purposes of electricity generating works. In accordance with the Infrastructure SEPP, the Department has given written notice of the project to TransGrid as the electricity supply authority for the area. TransGrid has provided landowner's consent for the development application and connection into its Finley 132 kV substation.

The Department has considered the provisions of *SEPP No. 55 – Remediation of Land*. A preliminary assessment of the land found no contaminated land within the project site, and the Department is satisfied the site is suitable for the development.

SEPP No. 44 – Koala Habitat Protection does not apply as there are no historical records of this species near the development site, nor were any signs of koala activity detected during field surveys.

2.3 Other approvals

Under the *Roads Act 1993*, the project requires approvals from the Roads and Maritime Services (RMS) and Council for the proposed intersection works. Under Section 89K of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the assessment of the impacts of these works is integrated into the planning assessment process, and the conditions of these approvals must be consistent with the conditions of any development consent.

The Department has consulted with the RMS and Council during the assessment process. RMS and Council have no objections to the project subject to the imposition of conditions. The Department has considered these conditions and incorporated them into the recommended conditions of consent to address these matters (see **Appendix A**).

3. CONSULTATION

The Department publicly exhibited the EIS from 22 September until 22 October 2017, and received six submissions on the project from public authorities. No submissions were received from nearby landowners or members of the public.

The Applicant provided a response to all matters raised in submission on the project (see **Appendix D**).

3.1 Agency submissions

The **Office of Environment and Heritage** (OEH) initially raised some minor concerns about the Aboriginal heritage consultation process and certain aspects of the biodiversity assessment. These matters have largely been addressed through the submission of a revised Aboriginal Cultural Heritage Assessment Report (prepared in consultation with the Aboriginal community) and an amended biodiversity assessment report. OEH is satisfied that any residual matters can be addressed by the recommended conditions of consent.

Roads and Maritime Services advised that it had no objection to the proposal, and recommended that the Applicant develop a Traffic Management Plan and complete specific intersection upgrades. These requirements have been incorporated into the recommended conditions of consent.

Berrigan Shire Council raised minor concerns on aspects of the project, including the proposed vegetation screening, site access arrangements and stormwater flooding. These matters have been addressed by the Applicant in the Response to Submissions and are discussed in **Sections 4.3** and **4.4**.

The **Department of Industry - Lands and Water** (DoI L&W), formerly the Department of Primary Industries, requested further information on land ownership tenure, ongoing agricultural use of host land, earthworks and water use. These issues were addressed by the Applicant in the Response to Submissions report. DoI L&W also recommended the Applicant follow specific guidelines relating to activities on waterfront land, which have been incorporated into the recommended conditions of consent.

The **Division of Resources and Geoscience** noted that the site is not subject to any mineral, petroleum or coal titles.

The **NSW Rural Fire Service** recommended specific operating requirements related to bushfire preparation and management, which have been incorporated into the recommended conditions of consent.

The recommendations from all Government authorities are discussed in further detail in the relevant sections of this report.

3.3 Public submissions

No submissions from the public were received.

4. ASSESSMENT

The Department has undertaken a comprehensive assessment of the merits of the project. This report provides a detailed discussion of the three key issues, including the compatibility of the proposed land use, biodiversity, noise and traffic impacts.

The Department has also considered the full range of potential impacts associated with the project and has included a summary of the conclusions relating to these in **Section 4.4**.

4.1 Compatibility of proposed land use

Provisions of the Berrigan LEP
The site is located wholly within the RU1 Primary Production zone under the Berrigan LEP.

The RU1 zone includes various land uses that are both permitted with consent and without consent. As a solar farm is not expressly listed as permitted with or without consent, it is a prohibited land use under a strict reading of the LEP zoning table.

However, based on a broader reading of the LEP, and consideration of the objectives of the RU1 zone and other Council strategic documents, the Department is satisfied that there is no clear intention to prevent the development of a solar farm on the project site.

Firstly, the Berrigan LEP expressly references the Infrastructure SEPP and acknowledges that electricity generating works are regulated by the Infrastructure SEPP, rather than the LEP. Notwithstanding, a solar farm is permitted with consent under the Infrastructure SEPP.

Secondly, the project is consistent with the objectives of the RU1 zone, particularly in relation to:
- encouraging diversity in primary industry enterprises; and
- minimising fragmentation and alienation of resource lands.

The proposed development would not fragment or alienate any resource lands during its operation as it has generally low impacts and it could be easily returned to agricultural land in the future once decommissioned, whilst managed grazing may also occur during the operation of the solar farm. Further, Council supports the development of the project subject to the implementation of appropriate environmental mitigation measures.

Thirdly, whilst land use in the Berrigan Shire local government area is still predominantly dryland agricultural and grazing, the region has diversified with the use of irrigation to produce a range of broadacre and horticultural crops. The proposed solar farm would encourage a new element of agricultural enterprise and contribute to a more diverse local industry.

Finally, the project is consistent with the Department's *Riverina Murray Regional Plan 2036* which identifies the development of renewable energy generation as a future growth opportunity for the region.

Potential impacts on agricultural land
The project site is located in the Murray Irrigation Area within the Riverina Murray region of NSW where agriculture is the major economic driver. The site is not mapped Biophysical Strategic Agricultural Land.

While the site covers an area of 500 ha that is currently used for irrigation cropping and grazing enterprises, the proposed development would only impact approximately 385 ha. The agricultural output from the site would be reduced by the development of the solar farm, however the land area to be taken up by the solar farm represents a very small fraction of the agricultural output of the region.

Approximately 179,700 ha of land within the Berrigan Shire local government area is used for agricultural purposes. The loss of 385 ha of grazing land from the project would result in a negligible reduction in the overall productivity of the region (0.2%).

Furthermore, the inherent agricultural capability of the land would not be affected by the project due to the relatively low scale of the development. Managed grazing may be used to maintain the height of ground cover during operations and the land would be returned to agricultural use following decommissioning.

Neither DoI L&W nor Council has raised concerns that the operation of the project would compromise the long-term use of the land for agricultural purposes.

The potential loss of a small area of irrigation cropping and grazing land in the region must be balanced against:

- the broader strategic goals of the Commonwealth and NSW governments for the development of renewable energy into the future;
- the environmental benefits of solar energy, particularly in relation to reducing greenhouse gas emissions; and
- the economic benefits of solar energy in an area with good solar resources and capacity in the existing electricity infrastructure.

Based on these considerations, the Department is satisfied that the proposed solar farm represents an effective and compatible use of the land within the region. In addition, the Department has recommended suitable conditions to maintain the productivity of the agricultural land during the construction and operation of the project and to fully reinstate the agricultural capability of the land following the decommissioning of the project.

4.2 Biodiversity

The project site comprises agricultural land that has been heavily modified by past disturbances associated with land clearing, laser-levelling, irrigation, cropping and sheep and cattle grazing. Nevertheless, there are patches of remnant native vegetation remaining on the site.

Approximately 5.06 ha of remnant native vegetation exists on the site, which comprises mostly woodlots and windrows, and some scattered paddock trees. The proposal would result in the clearance of 4.06 ha of vegetation. A 1 ha planted woodlot near the middle of the project area has been assessed to be of higher habitat value and would be retained.

The Applicant has proposed to remove two hollow-bearing trees from the site. OEH has recommended that the Applicant avoids removing the hollow-bearing trees during spring to early summer to avoid the main breeding period for hollow-dependent fauna. The Department has incorporated this recommendation into the recommended conditions of consent.

There are no endangered ecological communities or threatened ecological communities listed under NSW or Commonwealth legislation within the development footprint. Additionally, the project would not result in the removal of habitat for any threatened species or populations. OEH has confirmed that offsetting for threatened or migratory species is not required. Nevertheless, the Department has recommended a condition of consent requiring the Applicant to use native vegetation species in its vegetation screening, in consultation with OEH.

In summary, the Department is satisfied that the development footprint has been designed to avoid areas of high habitat value and to minimise vegetation clearance to the greatest extent possible. Subject to the recommended conditions, the Department is satisfied that the project would not have any significant impacts to biodiversity values.

4.3 Traffic and transport

The main transport route to be used for the project is via the Riverina Highway and Canalla Road. The site would be accessed via a site entry point located on Canalla Road, in the northeast of the site.

The main increase in traffic volumes associated with the project would occur during the 9 month construction period, which would include a peak period of 7 months. The estimated peak daily vehicle movements during construction would be 82 vehicle movements per day, comprising 44 light vehicles (cars) and 38 heavy vehicles (trucks) movements. During operation, the project would generate an average of eight movements a day.

RMS recommended that Basic Right Turn (BAR) and Basic Left Turn (BAL) treatments are constructed at the intersection of the Riverina Highway and Canalla Road. In addition, RMS advised that Canalla Road is widened and sealed for at least 50 m from its intersection with the Riverina Highway.

The Department has recommended conditions of consent requiring the Applicant to:
- undertake the relevant road upgrades prior to the commencement of construction;
- ensure the length of vehicles accessing the site does not exceed 19 m (except for over dimensional vehicles);
- ensure the number of vehicles does not exceed the volumes predicted in the EIS; and
- prepare and implement a Traffic Management Plan in consultation with RMS and Council.

Subject to the recommended conditions, the Department, RMS, and Council are satisfied that the project would not result in significant impacts on road network capacity, efficiency or safety.

4.4 Other issues

The Department's consideration of other issues is summarised in **Table 2**.

Table 2: *Other issues*

Issue	***Consideration***	***Recommendations***
Visual	• The proposed solar farm is a relatively low-lying development with a maximum solar panel height of up to 4 m. • A maintenance shed located in the northeast of the site, would stand at a maximum height of 6 m. This is a similar size to other agricultural sheds in the local area. • The photovoltaic panels are designed to absorb rather than reflect sunlight and the project would not cause noticeable glint or glare compared to other building surfaces. • The low height of the infrastructure would limit the visual impact from most viewpoints. • Eight residences are located within 1 km of the project site, including two within 150 m of the proposed project boundary. • A vegetation screening buffer is proposed at strategic locations around the site to effectively screen views of the project from these surrounding residences. • While none of the nearby landowners objected to the project, some residents were interested in the design and development of the proposed vegetation screening buffer. • The Applicant has consulted with these residents about the proposed landscaping and screening options. • Subject to the establishment of these buffers, there would be no significant visual impacts on nearby residences or road users.	• Establish and maintain vegetation buffers to screen nearby residences. • Ensure that external lighting is minimised and complies with the relevant Australian Standards. • Prohibit any signage or advertising on the development, unless for safety purposes.
Noise	• The proposed construction, upgrading and decommissioning activities would largely comply with the noise management levels in the *Interim Construction Noise Guideline* (ICNG). • However, there would be short-term exceedances at 5 residences when construction works occur at the site boundary adjacent to these residences. These exceedances are predicted to be up to 19 dB(A) above the noise affected criterion of 40 db(A), and are expected to continue for approximately 14 days at each residence. • The noise levels would only be for a limited period and would still remain well below the highly affected noise level of 75dB(A) in the ICNG. • Further this represents a worst-case scenario as the noise assessment assumed that all identified plant would operate concurrently. The actual construction noise impacts would likely be less than that predicted. • The Department is satisfied that any noise impacts would be limited to standard operating hours during the construction period and would be short-term. • The Department considers construction noise can be minimised by implementing the noise mitigation work practices set out in Tables 5 and 8 of the ICNG. These include scheduling activities to minimise noise, using quieter equipment, informing surrounding landowners and establishing a complaints handling procedure. • There would be negligible noise during operation.	• Minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with best practice requirements outlined in the ICNG. • Restrict construction hours to Monday to Friday 7 am - 6 pm, and Saturday 8 am - 1 pm. • Prepare and implement a Construction Noise Management Plan.

Issue	***Consideration***	***Recommendations***
Water and Erosion	• The project would require around 10 megalitres (ML) of water during construction and decommissioning (mainly for dust suppression). A static water supply (20,000 litres) would also be established and maintained for fire protection. • Water demands would be met via a combination of potable water trucked to the site and the nearby Murray Irrigation Limited supply channels (under formal agreement). • Any potential erosion and sedimentation risks associated with the project can be effectively managed using best practice construction techniques. • The Department acknowledges that there is a risk of stormwater flooding on the site, potentially resulting in localised inundation. • However, the Applicant has committed to a range of mitigation measures, including the development of a Stormwater Plan in consultation with Council, preservation of the existing drainage channel infrastructure located on site, and implementing flood management practices to manage post-development flows. • The Department is satisfied that these measures would ensure stormwater flooding impacts are minimal.	• Prohibit water pollution. • Undertake activities in accordance with OEH's *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) manual. • Implement appropriate flood management practices to ensure post-development flows from the site are limited to pre-development flows for all storms up to and including the 100 year Average Recurrence Interval event. • Prepare and implement a Stormwater Plan in consultation with Council. • Prepare and implement an Erosion and Sediment Control Plan.
Irrigation and Drainage Channels	• Several irrigation and drainage channels, which are managed and owned by Murray Irrigation Limited, intersect and border the site. • The Applicant proposes to construct up to 4 internal channel crossings to allow vehicle access throughout the site (see **Figure 2**). • Murray Irrigation Limited has provided in principle agreement to these crossings, subject to certain design and engineering requirements, and would retain unrestricted maintenance access to all channels located within the site.	• Ensure any works associated with irrigation and drainage channels are consistent with DoI L&W's *Guidelines for Controlled Activities on Waterfront Land (2012)*. • Consult with relevant landowners, including Murray Irrigation Limited, prior to works associated with irrigation or drainage channels.
Heritage	• The site does not contain any known Aboriginal or historic heritage items, and due to the highly disturbed nature of the site unidentified items are unlikely to occur. • The Applicant has undertaken an adequate level of consultation to date with the Aboriginal community, which was reflected in the revised Aboriginal Cultural Heritage Assessment Report and acknowledged by OEH. • The Applicant has committed to continuing consultation with the Aboriginal community throughout the project. • Given the highly disturbed nature of the site, the likelihood of identifying unexpected items during construction is low. If Aboriginal artefacts or skeletal material are identified, all work would cease and the Chance Finds Protocol would be implemented.	• Cease works and notify the NSW Police and OEH if human remains are identified over the life of the project • Prepare a Chance Finds Protocol.
Workforce Accom-modation	• The construction workforce for the 9 month construction period would be up to 200 people. • The workforce would be sourced from the local and wider region including the surrounding local government areas. • To ensure there would be sufficient accommodation to house construction employees, the Applicant would be required to develop an Accommodation and Employment Strategy.	• Prepare an Accommodation and Employment Strategy for the project in consultation with Council.
Hazards	• The project would comply with the National Health and Medical Research Council standards for electro-magnetic fields. • The fire risks can be suitably controlled through the implementation of standard fire management procedures. • The Applicant has committed to managing the entire site as an Asset Protection Zone and preparing a bushfire management plan to manage fire risk.	• Ensure that the development complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2006*. • Prepare an Emergency Response Plan in consultation with the NSW Rural Fire Service.

Issue	*Consideration*	*Recommendations*
Sub-division	• The Applicant has proposed to subdivide three existing lots located in the northern portion of the site. • The proposed subdivision would result in the reconfiguration of three lots that would both comprise an area above the minimum lot size of 120 ha under the Berrigan LEP (132 ha, 146 ha and 280 ha). • However, the subdivision proposed for the lot containing the TransGrid switchyard and part of Lot 134 DP 752299 would be under the minimum lot size of 120 ha (300 sq. m and 71 ha) and is prohibited under a strict reading of the LEP. • Notwithstanding, development consent for the project as a whole can be granted despite the subdivision component of the application being prohibited by the LEP (under section 89E(3) of the EP&A Act). • In this case, the Department is satisfied that the subdivision should be approved as part of the project as it would not result in the addition of any dwelling entitlements on the subdivided lots. • In addition, the Department considers that the subdivision is consistent with key objectives of the RU1 zone as it would encourage diversity in primary industry enterprises and minimise conflict between land uses.	• Subdivide the proposed lots subject to information is provided in accordance with requirements of section 157 of the *Environmental Planning and Assessment Regulation 2000*

5. CONCLUSION

The Department has assessed the development application, the EIS, the submissions and the Applicant's Response to Submissions, and additional information provided by the Applicant and relevant government agencies. The Department has considered the objectives of the EP&A Act and the relevant considerations under section 79C in its assessment of the project.

The Department considers the site to be appropriate for a solar farm as it has good solar resources and available capacity on the existing electricity network. In addition, the site is relatively flat and has been largely cleared for agricultural purposes. None of the nearby landowners have objected to the project.

The project has also been well-designed to largely avoid key constraints, particularly in relation to native vegetation. Any residual impacts would be minor and can be managed through the recommended conditions of consent.

The project would not result in any significant reduction in the overall agricultural productivity of the region. Additionally, the site could be easily returned to agricultural uses after the project is decommissioned and the inherent agricultural capability of the land would not be affected.

The project would assist in transitioning the electricity sector from coal and gas-fired power stations to renewable energy sources. It would generate up to approximately 170 MW of clean electricity annually, which is enough to power up to 63,000 homes and save up to 360,000 tonnes of greenhouse gas emissions per year. It is therefore consistent with the goals of the Commonwealth's *Renewable Energy Target* and NSW's *Climate Change Policy Framework*.

The Department is satisfied that the project achieves a reasonable balance between maximising the efficiency of the solar resource development and minimising the potential impacts on surrounding land users and the environment. The project would also stimulate economic investment in renewable energy and provide flow-on benefits to the local community through job creation and capital investment.

On balance, the Department believes that the project is in the public interest and should be approved, subject to conditions.

6. RECOMMENDATION

In accordance with section 89E of the *Environmental Planning and Assessment Act 1979*, it is recommended that the Executive Director, Resource Assessments and Business Systems, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the State significant development application for the Finley Solar Project (SSD 8540); and
- **signs** the attached development consent and recommended conditions of consent (**Appendix A**).

Recommended by:

24/01/18

Tim Stuckey
Planner
Resource and Energy Assessments

Recommended by:

25/1/18

Clay Preshaw
Director
Resource and Energy Assessments

7. DECISION

The recommendation is: Approved / Not approved by:

29/1/18

David Kitto
Executive Director
Resource Assessments and Business Systems
as delegate of the Minister for Planning

APPENDIX A:
Recommended Conditions of Consent

See website at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8540

APPENDIX B:
Environmental Impact Statement

See website at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8540

APPENDIX C:
Submissions

See website at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8540

APPENDIX D:
Response to Submissions

See website at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8540