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DTQ/TAF

18 November 2019

Mr R Beckett
Environmental Assessment Officer
GPO Box 39
SYDNEY NSW 2001



Dear Mr Beckett

STATE SIGNIFICANT DEVELOPMENT 8895 – WELLINGTON NORTH SOLAR PLANT

PROPERTY: Lots 75-84, 88, 119-121, DP 2987, Lots 1 & 2, DP 1104720, Lot 3, DP 976701, Lots 1-3, DP 808748, Lot 100, DP 750760, Lot 1 DP 664645 and Lot 1, DP 1206579, 6444 Goolma Road, Bodangora

I refer to the abovementioned State Significant Development 8895, the Submissions Report dated March 2019 and to recent amendments associated with the project following the exhibition phase of the assessment.

The following comments are provided following a review of the **Submissions Report** dated 2019 and Council's previous comments and documents associated with the development.

Developer Contributions

Council has an adopted Policy which encourages proponents of Solar Energy Farms to enter into a Planning Agreement to contribute a figure of \$3,500 per megawatt of electricity produced or the equivalent.

Council's Growth Planning Branch has had discussions with AGL over time in respect of understanding the characteristics of the development and to understand how its impacts are proposed to be ameliorated.

These discussions have included AGL providing various options in respect of community benefits and other mechanisms to attempt to ameliorate the impacts of this wider development on Wellington. Council will continue a level of dialogue with the Proponent with a view to the parties entering into a Planning Agreement or other such agreement mechanism moving forward for the development.

Based on discussions and information provided to date with the Proponent, Council would not seek compliance with the Section 94A Developer Contributions Plan for land in the former Wellington Local Government Area.

Housing Availability for Construction Workers

The comments in the Submissions Report (p.46 & 47) are noted.

All communications to: **CHIEF EXECUTIVE OFFICER**

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Loss of Agricultural Land

The comments in the Submissions Report (p.47, 48 & 49) are noted.

Setbacks

The comments in the Submissions Report (p.49) are noted.

Vehicular Access

The Submissions Report (p.51 & 52) makes references to Council's issues and addresses them adequately. Council raises no objections to these matters being listed in the consent, with detailed plans submitted to Council prior to construction commencing, including the requirement for a s138 application to be submitted, under the Roads Act 1993.

Landscaping

The Submissions Report (p.53 & 54) does not specifically address the issues raised by Council (eg. setbacks, bushfire, height, species, irrigation). As such, Council would seek the inclusion of a specific condition regarding landscaping.

Emergency Management

The Submissions Report (p.54 & 55) confirms the requirements for the Emergency Management Plan and a suitable condition of consent requiring approval prior to the issue of the Construction Certificate.

General Comments

The following comments are provided following a review of the **Amended Report** dated August 2019, and Council's previous comments and documents associated with the development.

Council raises no issues with regard to the revised transmission line option to the west, nor the revised site access provisions relating to Campbells and Goolma Road, subject to details being provided to Council prior to construction works commencing, including a s138 application as per standard conditions of consent, outlined in previous Council correspondence.

If you have any further enquiries regarding this matter, please contact Council's Manager Building and Development Services, Darryll Quigley, during business hours on 6801 4000.

Yours faithfully

Stephen Wallace

Director Development and Environment

Attachment: 1. Council correspondence dated 19 September 2018