

Land Use Conflict Risk Assessment (LUCRA)

33 Blain Road Caerleon

part of Lot 92 & Lot 289 in DP756894 and Lots 86, 90, & 91 in DP756897,

prepared by E Yule t/a Atlas Environment and Planning

on behalf of Mid-Western Regional Council

Introduction

A land use conflict risk assessment (LUCRA) has been performed within the context of the existing land uses and land zoning pursuant to the Mid-Western Regional Local Environmental Plan 2012. The LUCRA has considered the potential conflicts associated with a proposed solar farm development.

Where potential conflicts within the land use context are identified, an unmitigated risk ranking has been applied with reference to the risk ranking matrix in NSW Department of Primary Industries (Oct 2011) '*Land Use Conflict Risk Assessment Guide*'. Risk reduction controls have subsequently been considered and management strategies outlined. This is followed by a revised risk ranking considering the method of control.

The results of the land use conflict risk assessment are to inform the planning process of the development and will further influence design of future development. The ranking of risk will aid in developing a priority for upfront environmental assessment and in the development of proposed design and management strategies.

Gather of Information

ENGIE Services & Communications Pty Ltd prepared a document supported by technical information sheets to utilise for the LUCRA:

"MWRC Solar Farm Development 33 Blain Road, Caerleon NSW 2850 Development Application Early Information Pack Issue: V1.0 (includes Geotech and Survey information)

Proponent: Mid-Western Regional Council 86 Market Street, Mudgee NSW 2850

Recipient: Emma Yule Atlas Environment and Planning 46 Market Street, Mudgee NSW 2850

Date: 11/09/2020 Project Ref: 230213

Issued by: ENGIE Services & Communications Pty Ltd (F Demarche)"

Excerpts from this document have been utilised to describe the scale and nature of the development.

A Geotechnical Investigation Report has been prepared by Macquarie Geotech for Mudgee 5MW Solar Farm - Report No.: B20354 – dated 8/9/2020 has also been referenced.

Site Context

Refer to **Figure 1** for site context. The subject site location is mostly screened due to the topography; however, the locality has varied land uses in vicinity to the site:

- To the immediate north of the site lies: Mid-Western Regional Council operations - Sewage Treatment Plant (STP) and Mudgee's Waste Depot.
- To the east of the site: R5 Large Lot Residential land and R1 General Residential land currently undeveloped forming part of the development known as Caerleon site and referenced in the DCP.
- To the west of the site is: private land in multiple holdings, including treed slopes zoned E3 Environmental Management. These parcels have access off Old Grattai Road and dwellings located over a treed ridge screened from the development site.
- To the south of the site: similarly cleared RU1 Primary Production zoned land and treed slopes that extend to the Avisford Nature Reserve (located > 1km).

Overview of site constraints/issues

- The land is mapped as Bushfire Prone land (category 1 and 2).
- The lots included within the assessed development area are partially mapped with High Biodiversity Sensitivity land (Sensitivity Biodiversity Map - Sheet BIO_006, Mid-Western Regional Local Environmental Plan 2012).
- The land is within the mapped Sewage Treatment Plant Buffer (Sewage Treatment Plant Buffer Map - Sheet STB_006, Mid-Western Regional Local Environmental Plan 2012). Clause 6.12 to be considered in the SEE.

6.12 Development in a designated buffer area

(1) The objective of this clause is to protect the operational environment of the sewage treatment plant in Mudgee.

(2) This clause applies to land identified as "Sewage Treatment Plant Buffer" on the [Sewage Treatment Plant Buffer Map](#).

(3) Before granting development consent for development on land to which this clause applies, the consent authority must consider the following matters—

(a) if the development is for the purposes of residential accommodation—the impact that any odour, noise and other emissions associated with the operation of the Mudgee sewage treatment plant would have on the development,

(b) any proposed measures incorporated into the development that limit the impact of such noise and other emissions associated with the existing plant,

(c) whether the development would adversely affect the operational environment of the plant.

- The lots included within the assessed development area, are partially mapped within "Visually Sensitive Land" (Flood Planning Map Active Street Frontages Map Visually Sensitive Land Map Sheet CL1_006, Mid-Western Regional Local Environmental Plan 2012). Clause 6.10 to be considered in the SEE:

6.10 Visually sensitive land near Mudgee

(1) The objective of this clause is to protect the visually and environmentally significant land on the urban fringe of the town of Mudgee.

(2) This clause applies to land shown as "Visually Sensitive Land" on the [Visually Sensitive Land Map](#).

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—

- (a) will complement the visual setting forming the backdrop to Mudgee, and*
- (b) will be designed, set back and sited to respond sympathetically to the landform of the site on which the development is proposed to be carried out and will minimise visual intrusion.*

- The lots included within the development area are partially mapped within "Groundwater Vulnerable" land (Groundwater Vulnerability Map - Sheet GRV_006, Mid-Western Regional Local Environmental Plan 2012).

Clause 6.4 to be considered in the SEE:

6.4 Groundwater vulnerability

(1) The objectives of this clause are as follows—

(a) to maintain the hydrological functions of key groundwater systems,
(b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.

(2) This clause applies to land identified as "Groundwater vulnerable" on the Groundwater Vulnerability Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following—

- (a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*
- (b) any adverse impacts the development may have on groundwater dependent ecosystems,*
- (c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*
- (d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

- AHIMS Basic Searches have been carried out. These will identify whether there are any Aboriginal sites recorded in the search area. An Aboriginal site that is recorded on AHIMS could be:
 - an Aboriginal object (as defined under the NPW Act),
 - a group (i.e. a collection, scattering, deposit etc) of Aboriginal objects,
 - an area of land containing Aboriginal objects,
 - a 'potential' archaeological deposit which is an area where, based on previous investigation, Aboriginal objects are likely to be present,
 - a declared Aboriginal place (as defined under the NPW Act), which may or may not contain Aboriginal objects,
 - an Aboriginal site that has been partially or completely destroyed under the conditions of a past consent.

The searches showed 1 recorded site within 200m of Lot 92 DP756894 only. A second search with a buffer of 50m resulted in 0 sites or places in or near the location.

Due diligence assessment to be carried out with the SEE assessment.

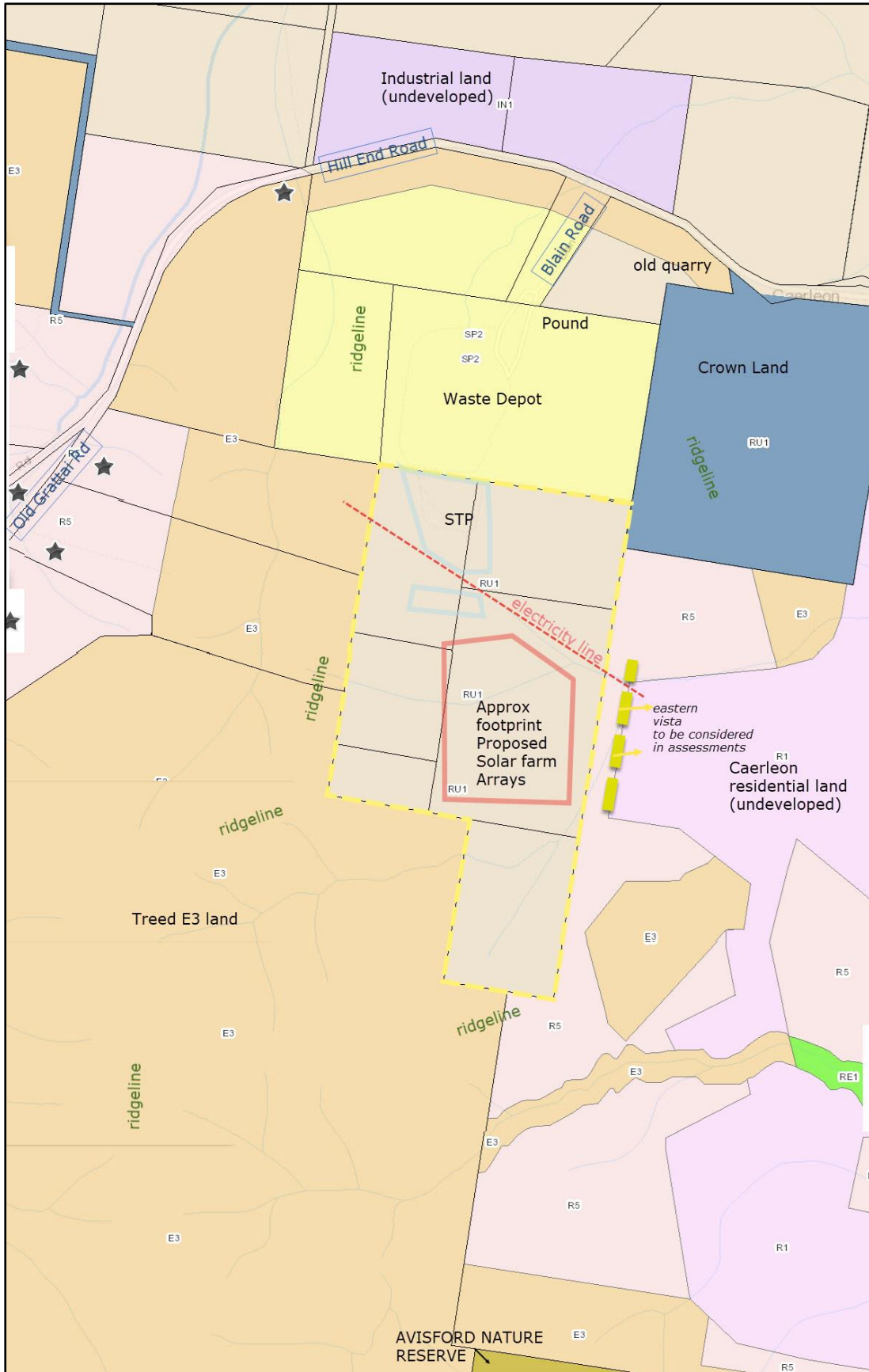


Figure 1: Sketch of Site Context

Scale and nature of the proposal

The technical information is a reasonable representation of the typical technologies and technical specifications of a solar system of this capacity at the proposed location. All equipment information is provided on a typical basis, as manufacturers and models have not yet been awarded for this project. Datasheets of main components (PV Modules, Single-Axis Trackers, Inverters) have been attached to this LUCRA and include:

- Cell data – TR 72M 515-535 Wall Mono-facial (Jinkosolar);
- Tracker details – NX Horizon;
- Power station – MV;
- Sheet for Diffuse Reflectivity of Jinko PV module.

Component specifications	Dimensions (Typical)	Weight (Typical)
PV modules	L 2230 x W 1134 x H 35mm	28.79 kg
Single-Axis Trackers	L 100 x W 0.5 x H 1.5 m (without PV modules) L 100 x W 2.3 x H 2.6 m (with PV modules)	
Inverters	L 6058 x W 2438 x H 2896 mm	18 tonnes

System arrangement		
Trackers (rows)	112	
PV modules per tracker (row)	84	
Total PV modules	9408	
Tracker pitch (row spacing, centre-to-centre)	6 m	

Technical noise emission sources typically considered:

- Inverter (e.g. 67.0 dB(A) with distance 10 m)
- Tracker motors
- Transformer substation

Glare assessment

Glare studies have not been performed at this stage. Information from panel manufacturers is available as guidance on reflectance of solar PV modules.

The proposed development is expected to use of the type “Mono (Anti-Reflection Coating (ARC) glass)”, for which the Diffuse Reflectivity (Albedo) Value is stated at 5.35% in the attached technical sheets.

The manufacturers also advise that the effect of ARC is that the panels have similar or better glare/glint properties when compared to roofing materials.

Underground and aboveground components and infrastructure

Most components and infrastructure of the solar farm will be installed or constructed aboveground.

Underground infrastructure will include:

- DC cables within the PV array and to the inverter location
- High Voltage AC cables from the Transformer to the HV switchboard
- Low Voltage AC cables from the Transformer to the HV switchboard and inverter location
- Communications cables following similar routes to the cables stated above
- Foundations: Concrete slabs; Piers.

Services required for the solar farm (permanent office, maintenance schedule, access arrangements...) Expected services required for the plant:

- Electricity (generation export and auxiliary consumption)
- Water (cleaning)
- Communications (remote monitoring and security)
- Access roads
- Stormwater drainage Operation:
- Site access expected to be occasional (4-12 times yearly)
- Up to 10 workers on site during maintenance and cleaning works
- Limited park and set-down area
- No site facilities

Landscaping proposed

- Grubbing and clearing where necessary throughout the plant area.
- Roads and electrical infrastructure will additionally require levelling as well as soil compaction and/or surface gravel or similar.
- Contour banks are also expected to be levelled or modified to allow the positioning of solar tracker with compliant clearances. This aspect will be further investigated and modelled in a later stage of the project as part of a detailed water management and hydrology study.
- Planting of screening vegetation or as required for appropriate natural resource management.

Separate construction phase impacts (traffic...)

- Up to 25 workers on site at the peak including superintendence
- Temporary site facilities
 - Site office;
 - Site crib room
 - Male & Female amenities
 - Stand-alone generator to compound
- Park and set-down area
- Deliveries: 35 to 45 40ft containers over a 10-week period expected at the peak of construction
- Heavy machinery (landscaping and pier piling).

Security measures proposed in design

A permanent fencing solution with gates at access points will be deployed in the early stages of construction.

During operation, a CCTV solution with remote viewing and alarm system will be installed and maintained at gates and key points of the solar farm.

Life expectancy of project and decommissioning phase

PV System operational lifetime is 25 years

Rehabilitation of the site

The infrastructure can be removed, and ground surface levelled (holes filled) to enable reverting the land suitable for passive primary production purposes/& buffer to the STP and Waste Depot.

Risk Ranking Matrix

The adopted Risk Ranking Matrix is based on the matrix provided in the NSW Department of Primary Industries (Oct 2011) 'Land Use Conflict Risk Assessment Guide'. A rank of 25 is the highest magnitude of risk; a highly likely, very serious event. A rank of 1 represents the lowest magnitude of risk an almost impossible, very low consequence event. The objective was to apply a Management Strategy or Method of Control that lowered the score to 10 or below (considered acceptable).

Table 2: Risk Ranking Matrix –

PROBABILITY Consequence	A	B	C	D	E
1	25	24	22	19	15
2	23	21	18	14	10
3	20	17	13	9	6
4	16	12	8	5	3
5	11	7	4	2	1

Table 3: Probability Table – to score the likelihood of the consequence occurring

Level	Descriptor	Description
A	Almost certain	Common or repeating occurrence
B	Likely	Known to occur, or 'it has happened'
C	Possible	Could occur, or 'I've heard of it happening'
D	Unlikely	Could occur in some circumstances, but not likely to occur
E	Rare	Practically impossible

Table 4: Measure of Consequence

Level: 1	Descriptor: Severe
Description	<ul style="list-style-type: none"> Severe and/or permanent damage to the environment Irreversible Severe impact on the community Neighbours are in prolonged dispute and legal action involved
Example/ Implication	<ul style="list-style-type: none"> Harm or death to animals, fish, birds or plants Long term damage to soil or water Odours so offensive some people are evacuated or leave voluntarily Many public complaints and serious damage to Council's reputation Contravenes Protection of the Environment & Operations Act and the conditions of Council's licences and permits. Almost certain prosecution under the POEO Act
Level: 2	Descriptor: Major
Description	<ul style="list-style-type: none"> Serious and/or long-term impact to the environment Long-term management implications Serious impact on the community Neighbours are in serious dispute
Example/ Implication	<ul style="list-style-type: none"> Water, soil or air impacted, possibly in the long term Harm to animals, fish or birds or plants Public complaints. Neighbour disputes occur. Impacts pass quickly Contravenes the conditions of Council's licences, permits and the POEO Act Likely prosecution
Level:3	Descriptor: Moderate
Description	<ul style="list-style-type: none"> Moderate and/or medium-term impact to the environment and community Some ongoing management implications Neighbour disputes occur
Example/ Implication	<ul style="list-style-type: none"> Water, soil or air known to be affected, probably in the short term No serious harm to animals, fish, birds or plants Public largely unaware and few complaints to Council May contravene the conditions of Council's Licences and the POEO Act Unlikely to result in prosecution
Level: 4	Descriptor: Minor
Description	<ul style="list-style-type: none"> Minor and/or short-term impact to the environment and community Can be effectively managed as part of normal operations Infrequent disputes between neighbours
Example/ Implication	<ul style="list-style-type: none"> Theoretically could affect the environment or people but no impacts noticed No complaints to Council Does not affect the legal compliance status of Council
Level: 5	Descriptor: Negligible
Description	<ul style="list-style-type: none"> Very minor impact to the environment and community Can be effectively managed as part of normal operations Neighbour disputes unlikely
Example/ Implication	<ul style="list-style-type: none"> No measurable or identifiable impact on the environment No measurable impact on the community or impact is generally acceptable

Risk Evaluation and Management Strategies

Land Use Context	Potential Conflict	Risk Ranking	Management Strategy (Method of Control)	Revised Risk Ranking
Change of land use from RU1 Primary Production purposes to Solar Farm (internal lot conflicts)	Land disturbance within footprint (contour banks installed historically may be removed for construction). Environmental impact.	17	Environmental assessment of potential impacts - including stormwater management to be addressed in the SEE. CAA sought as relevant for mapped first order watercourses – Blue Book, ESCP.	8
	Weed invasion from change of land management.	8	Can be effectively managed by good practices in conjunction with management of adjoining infrastructure.	4
	Other environmental protection issues, soil erosion and clearing of native vegetation. Land has previously been cleared for farming and geotechnical assessment carried out for this project. No high-risk issues identified.	13	Environmental assessment of potential impacts - including soil and biodiversity issues to be addressed in the SEE. Construction period soil protection measures will be addressed as well as during lifetime for solar farm.	5
	Livestock straying onto solar farm, causing safety issues and damage.	9	Council owned land extends further to the south and conflict can be managed. No agistment currently occurring. The security fencing will prevent straying animals and persons.	2
Solar farm adjoining - STP	Access provisions conflict with needs – shared road. Limits access and accident/incident occurs.	13	Traffic Management report as part of Assessment for DA. Access route to be separated as far as practical from other land uses (especially during construction period).	4
	Facilities have different life span – need for expansions and separation to be considered.	17	The STP will require expansion within the life span of the Solar farm. Allowing sufficient land for STP infrastructure growth opportunities is required to reduce future conflict.	12
	Contravenes the conditions of Council's Licences, permits and the POEO Act. EPL 5230 applies to Mudgee Wastewater Treatment Plant within 33 Blain Road Caerleon, being Lot 289 DP 756894, Lots 86, 87, 90 91 and 92 DP 756897.	13	EPL 5230 was referenced. Licenced property will refer to same land included in solar farm proposal. No operating conditions within the EPL prohibit additional land uses.	8

Land Use Context	Potential Conflict	Risk Ranking	Management Strategy (Method of Control)	Revised Risk Ranking
Solar farm adjoining – Waste Depot	Access provisions conflict with needs – shared road, potential for public interactions.	13	Traffic Management report as part of Assessment for DA. Access route to be separated as far as practical from other land uses (especially during construction period). Fencing/ signage of route may be considered to ensure public access is denied.	4
	Dust from use of internal access roads, unsealed.	12	Maintenance schedule of the solar panels to address dust accumulation. Dust management procedures at Waste Depot.	7
	Facilities have different life span – need for expansions and separation.	5	The Waste Depot will not require the solar farm's land for future expansion needs, considering the STP location. Rehabilitation phases will extend lifespans.	2
	Contravenes the conditions of Council's Licences, permits and the POEO Act. EPL 6348 applies to Mudgee Solid Waste Facility premises being 31 Blain Road Caerleon Lot 107 DP 44920.	13	EPL 6348 includes scheduled activities: Waste disposal (application to land); and Waste Storage. Noted ancillary activities include: Composting Contaminated soil treatment Waste processing (non-thermal treatment) and Waste storage. Monitoring locations are not affected by the solar farm proposal.	8
	Cumulative impacts on visual amenity	13	Impact of Waste Depot, STP and Solar farm and potential cumulative visual amenity to be addressed with regard residential land use conflict. Infrastructure land uses are not considered incompatible.	8
Solar Farm adjoining - E3 sloped land with native vegetation	Native fauna accessing the solar farm from woodland habitat areas.	8	The security fencing will prevent large animals and persons.	4
	Weed invasion from change of land management.	8	Can be effectively managed by good practices at solar farm.	4
	Other environmental protection issues, soil erosion and stormwater management. Caused exposed surfaces.	8	Environmental assessment of potential impacts - including soil and biodiversity issues to be addressed in the SEE.	4

Land Use Context	Potential Conflict	Risk Ranking	Management Strategy (Method of Control)	Revised Risk Ranking
			Construction period soil protection measures will be addressed as well as during lifetime for solar farm.	
Solar Farm adjoining – future R5 and R1 residential development (25yr life)	Loss of visual amenity, rural outlook. Visual amenity impacted – visible to residential land – rural sheds etc.	13	The adjoining undeveloped residential land and the views will change with the development of the precinct overall. The natural topography limits the views to a corridor which can be treated. Buffer and plantings to enable screening prior to the residential land being developed. Apply provisions of the Mid-Western Regional Council DCP 2013.	8
	Increased future residential land use may lead to queries and complaints to Council	8	Communication management strategy adopted by Council.	4
	Noise generation during construction period.	21	Acoustic Impact Assessment. Construction EMP to address hours of operation and mitigation of noise. Communication protocol with neighbours. No night time work. Complaint management strategy adopted by MWRC.	7
	Longer term noise impacts on residential amenity.	8	Acoustic Impact Assessment carried out as part of assessment to provide recommendations/mitigation measures.	4
	Security and safety issues arise due to trespass.	13	Signage installed on fences warning of safety issues against trespass.	4
	Domestic animals escape to solar farm parcel.	5	Domestic fencing. Signage installed on fences warning of safety issues in accordance with regulations. Communication protocol with neighbours.	2
	Damage to future solar farm designers and Council's reputation through conflicts being realised.	8	Council to undertake due consultation and advertising as part of the planning process. Complaint management strategy.	4

Land Use Context	Potential Conflict	Risk Ranking	Management Strategy (Method of Control)	Revised Risk Ranking
Solar Farm adjoining - Electricity Easement/infrastructure	Construction period and ongoing vehicle access required to traverse easement and below powerlines. Safety & infrastructure damage, conflict.	21	Construction EMP and Safety procedures for work in vicinity of electricity easement. Access road to avoid provide a clearance to poles and maintain a perpendicular route through easement if possible.	8
Solar Farm adjoining – RU1 zoned agriculture	Chemical spray drift (from agriculture).	5	Apply buffers (Currently no intensive pursuit occurs adjacent the subject land).	2
	Dust generation due to vehicles and harvesting machinery impacting solar panel maintenance routine.	5	No cropping carried out in vicinity to the site. Nearest roads to the solar farm site are sealed and unlikely to generate dust issues.	2
Hill End Road (road corridor)	Road traffic noise impacts on residential amenity.	8	Construction EMP and recommendations of Noise Impact Assessment.	4
	Increased traffic creates hazard at intersections.	13	Construction period highest impact potential for conflict with existing road users. Any required new road treatments can be assessed and engineered as part of approval – as per Traffic Impact Assessment.	4
Located within Groundwater vulnerable mapped land	Groundwater resources exposed due to construction works and operational water use.	5	Construction EMP.	2
Vicinity of known Aboriginal Heritage item.	Disturbance of the known artefact and potential disturbance of unrecorded artefacts.	18	Due Diligence Assessment in SEE. Location of known artefacts identified, and barrier protection applied in the field. Keep all traffic and storage areas within MWRC land (No known sites occur within the development site).	8

Limitations and Assumptions

The LUCRA process has been undertaken by Atlas Environment and Planning as an evaluation tool. The aim has been to identify and recommend appropriate management of potential sources of conflict. The planning context is within the zonings applied under the MWRLEP 2012.

It is assumed that the existing STP and Waste Depot will not conflict with the proposed development for a solar farm as the proponent is MWRC and measures can be adequately

implemented to provide the new electricity easement and access road through the existing Council facilities. Sufficient land has been excluded to allow for future expansion of the STP infrastructure.

Some interaction impacts between rural landowners and residents, come down to expectations on how the land is used, and appreciation for the wider rural setting and each other's needs. The risk evaluation process has highlighted issues that may need management. The potential for impact on amenity is somewhat subjective, as is potential for complaints in some circumstances; these types of conflict may be reduced with prior knowledge of an adjoining activity and personal expectations.

Findings

The scores of the LUCRA process indicate the following potential conflict scenarios are of most influence at the subject site: Only one potential conflict situation is considered unacceptable in the LUCRA.

Highest revised Risk scores:

Land Use Context	Potential Conflict	Revised Risk Ranking
Solar farm adjoining - STP	Facilities have different life span – need for expansions and separation to be considered.	12
Solar farm adjoining - STP	Contravenes the conditions of Council's Licences, permits and the POEO Act. EPL 5230 applies to Mudgee Wastewater Treatment Plant within 33 Blain Road Caerleon, being Lot 289 DP 756894, Lots 86, 87, 90 91 and 92 DP 756897.	8
Change of land use from RU1 Primary Production purposes to Solar Farm (internal lot conflicts)	Land disturbance within footprint (contour banks installed historically may be removed for construction). Environmental impact.	8
Solar farm adjoining – Waste Depot	Contravenes the conditions of Council's Licences, permits and the POEO Act. EPL 6348 applies to Mudgee Solid Waste Facility premises being 31 Blain Road Caerleon Lot 107 DP 44920.	8
Solar farm adjoining – Waste Depot	Cumulative impacts on visual amenity	8
Solar Farm adjoining – future R5 and R1 residential development (25yr life)	Loss of visual amenity, rural outlook. Visual amenity impacted – visible to residential land – rural sheds etc.	8
Solar Farm adjoining - Electricity Easement/infrastructure	Construction period and ongoing vehicle access required to traverse easement and below powerlines. Safety & infrastructure damage, conflict.	8
Vicinity of known Aboriginal Heritage item.	Disturbance of the known artefact and potential disturbance of unrecorded artefacts.	8

Conclusions and Recommendations

Site analysis and conflict identification will enable future management strategies to be adopted in any future development of the site. Implications of conflict identified do not exclude the site as suitable for a solar farm development. The findings indicate that a planning and assessment process to incorporate design features that reduces the potential for conflict from the construction period for the most part and environmental impacts in the longer term for site rehabilitation.

- Unacceptable risk – Ensuring Council’s STP facility is protected and adequate area for expansion is provided. Expansion opportunities for Council infrastructure are limited by new infrastructure projects which potential reduce the available land and cause conflicts in access and for other easements required. *This risk needs to be explored by MWRC and managed prior to proceeding with a final design.*
- Further clarification and risk may be reduced – Potential contravention of the conditions of Council’s Licences, permits and the POEO Act. Consultation with the NSW EPA being the relevant authority, should be carried out by the proponent to ensure all risk is identified and mitigated early in the decision-making processes.

Further reduction of risk may be identified with additional management measures/mitigation to be included in a final Statement of Environmental Effects for the project’s final concept.

Other issues may form part of the Environmental Assessment of the project – such as potential for bushfire, drainage issues and ongoing management. However, in summary, it is recommended that to address conflict identified in this evaluation, further assessments include consideration of the following:

- Traffic conflicts (mostly during construction). A traffic impact assessment is required to establish safe transport during the construction period.
- Visual impact to future residents in Caerleon Estate. Cumulative impacts with the Mudgee Waste Facility and the solar farm can be assessed to identify and predict extent of impact. A visual assessment plan should be prepared to ascertain the potential area that can view the solar farm. Implement a screen/planting buffer to enable establishment prior to any housing development.
- Noise generation during the construction period is most likely to cause conflict. Noise of construction and ongoing to be assessed and mitigation measures included where necessary.

References

Department of Primary Industries (October 2011) Land Use Conflict Risk Assessment Guide.

Macquarie Geotech Report No.: B20354 – dated 8/9/2020 - Geotechnical Investigation Report prepared for Mudgee 5MW Solar Farm.

Mid-Western Regional Local Environmental Plan 2012.

Mid-Western Regional Council Development Control Plan 2013.

Attachments:

- Cell data – TR 72M 515-535 Wall Mono-facial (Jinkosolar);
- Tracker details – NX Horizon;
- Power station – MV;
- Sheet for Diffuse Reflectivity of Jinko PV module.