

Our Reference: J6558

26 October 2022

Byron Shire Council

Attention: Kellie Shapland

Via email & NSW Planning Portal

**Development Application 10.2022.134.1 – Response to Submissions
1 Dingo Lane, Myocum**

Dear Kellie,

I refer to the abovementioned application, specifically, Council's request for further information and submissions received during its consultation processes. In responding to the matters raised, we submit the following information as per section 37 of the *Environmental Planning and Assessment Regulation 2021*.

Request for Further Information

To facilitate Council officers assessment of the subject application, additional information has been sought on the following matters:

- Plan details of the viewing platform and solar inverter building, including details of earthworks required to construct these buildings/structures.
- Written dimensions on the plans of the height of the solar arrays, including an indication of their height in relation to flood levels.
- Confirmation regarding 'integrated development' status with the *Water Management Act 2000*.

In response, the abovementioned matters we:

- Confirm that the details of the proposed viewing platform are displayed within the submitted Statement of Landscape Intent, including dimensions and construction type. In addition, the attached planset includes an additional section diagram, displaying the very low natural grade and limited earthworks needed for the elevated platform. We understand this clarification and additional information resolves this matter.
- Enclose an additional plan within the planset providing additional detail of the solar inverter building, including associated earthworks. As displayed, earthworks are effectively confined to the 'boxing out' of access roads and 300mm raising of the solar inverter building pad. Whilst the solar inverter is already positioned above the Q100 flood level + 0.5m freeboard, the raising of the inverter pad results in alignment with climate change scenario projections, being Q100 flood level + 1m. We understand this additional information resolves this matter.
- Enclose an additional plan within the planset displaying the height of both the fixed and tracking solar array systems in relation to:
 - the Q100 flood level, as currently adopted,
 - Q100 + 0.5m, effectively equating to a 2050 Q100 climate change projection, and
 - Q100 + 1m, equating to a 2100 Q100 climate change projection.We understand this additional information clarifies and resolves this matter.
- Under section 41 of the *Water Management (General) Regulation 2018* (the Regulations), a public authority is exempt from section 91E(1) of the Act in relation to all controlled activities that it carries out in, on or under waterfront land. We understand this clarification resolves this matter.

As displayed on the updated plans, the solar inverter building comprises a minor structure, located above flood level and is compatible with the gently sloping foothill landform. Whilst located within the floodplain, the solar array and associated components (other than their frames) involve sufficient clearance above the current and 2050 projected flood levels. Should the 2100 climate change projections come to realisation, portions of the solar array may become submerged in a fixed frame scenario. The inclusion of elevated frames provide greater

resilience to flood impact and negate adversely affecting the behaviour of flood waters on the floodplain or external properties. Finally, the Proposal adequately mitigates the anticipated visual and glare impacts from either the fixed frame and tracking system through landscape screening. We welcome a condition requiring accelerated delivery of an effective landscape screen through a Landscape Planting and Maintenance Plan so not negating either system or adversely delaying the installation of the solar panels themselves.

We understand that each of the matters previously raised by Council are considered to be addressed, enabling a positive conclusion to the assessment process at your earliest convenience.

Submissions Review

The consultation processes of the subject application attracted several public submissions, as well as State Agency commentary. A review and response to the matters raised is included below and overpage for Council's consideration.

- Review of Agency Submissions

We note that advices have been provided by both Essential Energy and NSW Department of Primary Industries (DPI) for the subject application. Specific to DPI's commentary:

- We raise no concern regarding a condition of consent requiring any Decommissioning Plan prepared to include the complete removal of all infrastructure to enable the site to return to its current condition.
- The Proposal involves limited earthworks, and the proponent has no formal plans to decommission the solar farm if established. Accordingly, requiring soil testing and historical agricultural productivity review occurring prior to construction is not considered appropriate or necessary. Acknowledging the limited changes in site condition by the Proposal, we request assessment of land and soil type be deferred and coupled with any Decommissioning Plan.
- The anticipated visitor patronage is minimal, whilst setbacks, landscape screening and existing agricultural pursuits (i.e. grazing) are not identified as sufficient to give rise to land use conflicts with existing agriculture. Notwithstanding, we welcome any consent to include a condition which provides opportunity for mitigation measures, which could read as follows:

Upon receipt of a complaint that Council deems to be reasonable, the operator/owner is to submit to Council a Land Use Conflict Risk Assessment (LUCRA) carried out by a suitably qualified and practicing consultant. The LUCRA is to be submitted to the satisfaction of the General Manager or their delegate. It is to include recommendations for noise, dust, air quality mitigation, or the like to ensure the operation of the Solar Farm is compatible with the agricultural pursuits of the locality. The operator/owner is to implement the recommendations of the LUCRA within a timeframe specified by Council's authorised officer.

- We note that requested conditions 4 and 5 are effectively recommendations of relevance to Council as a landowner and manager, as opposed to conditions appropriate to the DA itself. Notwithstanding, the solar farm does not sever or otherwise comprise a barrier to agriculture on the surrounding lands.

Whilst the subject proposal can be viewed as a 'non-typical' land use within the rural context, it also involves minimal ground disturbance and does not sterilise future land uses. Further, the identification of Regionally Significant Farmland/Important Farmland within the Northern Rivers Farmland Protection Project 2005 and North Coast Regional Plan 2036 are primarily strategic tools to guide urban growth management strategies, as opposed to specifically guiding Development Applications. Accordingly, the requested conditions are not routinely applied to other land uses pursued within rural areas and in this context a pragmatic approach to this application is requested.

- Review of Submissions Received – Public

Our review of submissions identifies that a total of 5x public submissions were received, all in objection. Primary concerns raised include:

1. Strategic consideration and identification of the subject site for the intended purpose. Particularly:
 - a) Consideration of Tourist Routes, lookouts and scenic Landscapes
 - b) Community consultation, feedback and transparency
 - c) Feasibility modelling and value for (ratepayers) money
 - d) Validity of alternative sites and implementation methods
2. Visual Impacts of the proposal itself (extent of impact, character, quality, glare etc)
3. Consistency with the zone objectives and potential expansion (and proliferation) of solar farms
4. Impact to property values and tourism economy

The strategic concerns raised are not identified as being of direct relevance to the subject DA and its assessment. Specifically, these concerns relate to the process and its rigor in identifying the subject site for the Proposal, whilst the DA assessment focuses on the merits of the Proposal and its compliance with the applicable planning framework.

Concerns identified in themes 2, 3 and 4 above are of direct relevance to the subject DA and relevant planning commentary provided in the table below.

Table 1: Public Submissions Review

Theme & Summary	Planning Commentary
Visual impact 5x submissions were received raising concern regarding the visual impact of the proposal. Key matters include, but are not limited to: - The rural hinterland vistas provide significant cultural and economic value to the community - The topography of the locality results in the solar farm being highly visible, including from the regionally significant tourist route, Coolamon Scenic Drive. This is not in accordance with best practice guidelines and landscaping screens cannot mitigate the topographic relief between the site and Coolamon Scenic Drive (both the road and properties). - The Proposal results in a visual 'industrialisation' of the site, particularly in comparison to typical rural pursuits. - The bulk of the Proposal is obtrusive	Visual impact is identified as the prevailing concern raised in relation to the subject Proposal. In this regard, the Proposal is supported by specialist Visual and Glare Impact Assessments. Each of the specialist assessments outlines a detailed methodology which included: - identification of the zone of theoretical visibility (ZTV) - ground truthing - identification of landscape character types, and - detailed analysis from sensitive receivers, including from Coolamon Scenic Drive. Ultimately each specialist report concludes that whilst there will be some perceptible change over a restricted area, this small area of change will not alter the fundamental character of the landscape type. Further, the reporting states, at worse, result in a 'slight' change to the view, which is expected to blend in with the background, particularly as screening vegetation continues to mature. In the absence of any flaw being identified in the methodology, the assessment commentary is robust and supports the Proposal. Whilst a finding of unacceptable impact is firmly objected to, should the consent authority not be satisfied with the Visual and Glare Impact Assessments prepared, alternate methodology or design would require consideration. By way of example, revisions could theoretically be made to the Site Layout, namely to fragment the solar array into smaller scales. Whilst this approach would reduce the scale of the infrastructure, to maintain the same

Theme & Summary	Planning Commentary
- The Proposal will damage the timeless view provided from Scarrabelotti's lookout - The submitted Glare and Visual Assessments do not include and reference Coolamon Scenic Drive, which is a fundamental deficiency. - The Proposal is not compliant with the NSW Coastal Management Act 2016 and Byron Development Control Plan 2014 Chapter C3 Visually Prominent Sites, Visually Prominent Development and View Sharing - Natural scenic areas are an irreplaceable public asset and must be preserved for future generations	overarching energy capacity, a larger footprint, and therefore visual catchment would in turn be created. Such approaches are not desired. Of note, an assessment of Chapter C3 of the Byron Development Control Plan 2014 was not included within the submitted Statement of Environmental Effects as: - Chapter C3 applies (as per section C3.1.2) to visually prominent development on a visually prominent site. - A visually prominent site is defined as <i>land that is wholly or partly within the coastal zone; and land in Zone RU1 Primary Production, RU2 Rural Landscape with a height of 60m AHD or greater.</i> The subject site does not satisfy the definition and as such the Chapter does not apply. Similarly, the subject site is outside of the extent of the NSW Coastal Management Act 2016 and current draft Coastal Design Guideline. Notwithstanding, specialist assessment has identified that the Proposal does not generate unacceptable visual or glare impacts. The Proponent welcomes appropriate conditions of any consent to establish a suitable planting timeline and landscape maintenance program that does not preclude the start of construction. It is anticipated that landscaping would be pursued as part of early works and site preparation or earlier, minimising the potential timeline where the structures are unscreened. These measures will ensure the successful establishment and management of vegetation to ensure the minimum height and density is achieved to effect the visual mitigation in a timely manner.
Consistency with zone objectives 4x submissions were received raising concern regarding the consistency with the zone objectives. Key matters include, but are not limited to: - The proposal is prohibited in the zone. - The proposal is not consistent with the objectives of the RU2 Rural Landscape zone - The proposal undermines the strategic commitment to protecting important farmland within the North Coast Regional Plan 2036 - The proposal is not aligned with the Byron Rural Land Use Strategy 2013 - Approval of the Proposal will set a precedent and result in additional DAs being submitted for solar farms within the locality	Through the submitted assessment, the Proposal is identified as consistent with the objectives of the Rural Landscape zone. Specifically: - The Proposal does not remove land from the natural resource base, rather occupies the rural landscape in a form and use which is compatible with surrounding sustainable primary industry production. The Proposal does not form a barrier to the residue land of the subject site, which comprises existing grazing operations. Whilst agri-voltaics are not formally proposed within the DA, the opportunity is not eliminated or deterred. Notably, extensive agriculture does not require development consent, easing the future facilitation of this use if desired. Finally, the Proposal also involves a development form that allows the land to be returned to primary production in the future if so desired. - The Proposal is supported by a specialist visual impact and glare impact assessments that address the rural landscape character of the land and scenic landscapes. These supporting assessments confirm the suitability of the Proposal, which includes extensive landscape screening. - The Proposal does not involve tourist accommodation, however includes a small-scale tourism initiative, being the viewing deck. The architecture, scale and siting of the viewing deck is considered consistent with the rural character of the locality. Whilst concern was raised that the land use is prohibited within the zone, the permissibility of the Proposal needs to be considered in context of the wider planning framework. Of note, electricity generating works are not specifically listed in any of the zones within the <i>Byron Local Environmental Plan 2014</i> (Byron

Theme & Summary	Planning Commentary
The subject site is flood prone and contains a number of constraints.	LEP 2014), other than the residential and business zones, where they are prohibited. This outcome is consistent with State Government Practice Notes PN 10-001 - Zoning for Infrastructure in LEPs and PN 11-002 - Preparing LEPs using the Standard Instrument: standard zones. Notably, PN 11-002 states: <i>"Councils must give effect to any relevant State or regional planning guidance when determining permitted and prohibited land uses. In addition, where the permissibility of certain land uses is provided for under a relevant SEPP (e.g. Infrastructure SEPP), there is no need to include these types of development in Standard Instrument LEPs."</i> In the context of the above, the Byron LEP 2014 sits below the <i>State Environmental Planning Policy (Transport & Infrastructure) 2021</i>, as opposed to in competition. Whilst submissions encouraged other Council owned land to be considered for the purpose of electricity generating works, the permissibility of solar farms of suitable scale (i.e. beyond ancillary to existing uses) outside of the rural, industrial and special use zones is identified as problematic. Although the delivery of the Proposal may generate interest from others to pursue a co-located solar farm/s, this outcome is speculative only at this time, beyond the scope of the subject Proposal and no specific cumulative impact concerns identified within the assessment. Notwithstanding, any further proposals will be subject to their own development assessment process and merit considerations, including cumulative impact. The identification of the subject site as Regionally Significant Farmland within the Northern Rivers Farmland Protection Project 2005 (NRFPP 2005) and subsequently as Important Farmland within the North Coast Regional Plan 2036 (NCRP 2036) are not identified as prohibitive matters. Specifically, both the NRFPP 2005 and NCRP 2036 are primarily strategic tools to guide strategic plans and growth management strategies, as opposed to specifically guiding individual Development Applications. Notwithstanding, the Proposal is effectively benign post construction, facilitating a small quantity of visitors for educational purposes, and ultimately removeable should demand and desire for additional agricultural pursuits be present. Finally, site attributes, such as topography, prevailing winds and the like are not identified as giving rise to any additional opportunities for conflict. In this regard, the Proposal is identified as a compatible land use for the locality, as well as its constraints. The Proposal does not undermine existing agriculture, or its capacity, through additional land use conflict. The proponent welcomes appropriate conditions of any consent to prepare a Decommissioning Plan should the operations cease, which would include appropriate testing and soil rehabilitation at that time, if and as required.
Impact to property values and tourist economy 2x submissions were received raising concern regarding the	Whilst property values are generally not a land use planning consideration, as discussed previously, specialist visual and glare impact assessments have been prepared and support the Proposal having minor to moderate impacts.

Theme & Summary

visual impact of the proposal. Key matters include, but are not limited to:

- The Proposal will have a profound impact on property values and no suitable mitigation actions or compensation identified.
- Byron's landscapes are a core foundation of its largest industry, being tourism.
- The Proposal will detract from the tourism experience of Tourist Route 28, which leverages the hinterland vistas.
- The world class view is of significant cultural and economic benefit to the community and talks to who we are, clean and green and not industrialised.

Planning Commentary

It is agreed that Byron's landscapes are highly valued by its community and visitor economy, however the Proposal is not identified as undermining these qualities. Further, the Proposal is considered to reflect positively on Byron's 'clean and green' ethos and branding by taking positive steps towards achieving 'net zero' and addressing climate change.

We trust the abovementioned information assists Council in their assessment of the Proposal. Should you require any further particulars of the proposal, please do not hesitate to contact Josh Townsend of our office via email (josh@planitconsulting.com.au) or telephone (02) 6674 5001 during business hours. We look forward to hearing from you.

Yours sincerely,

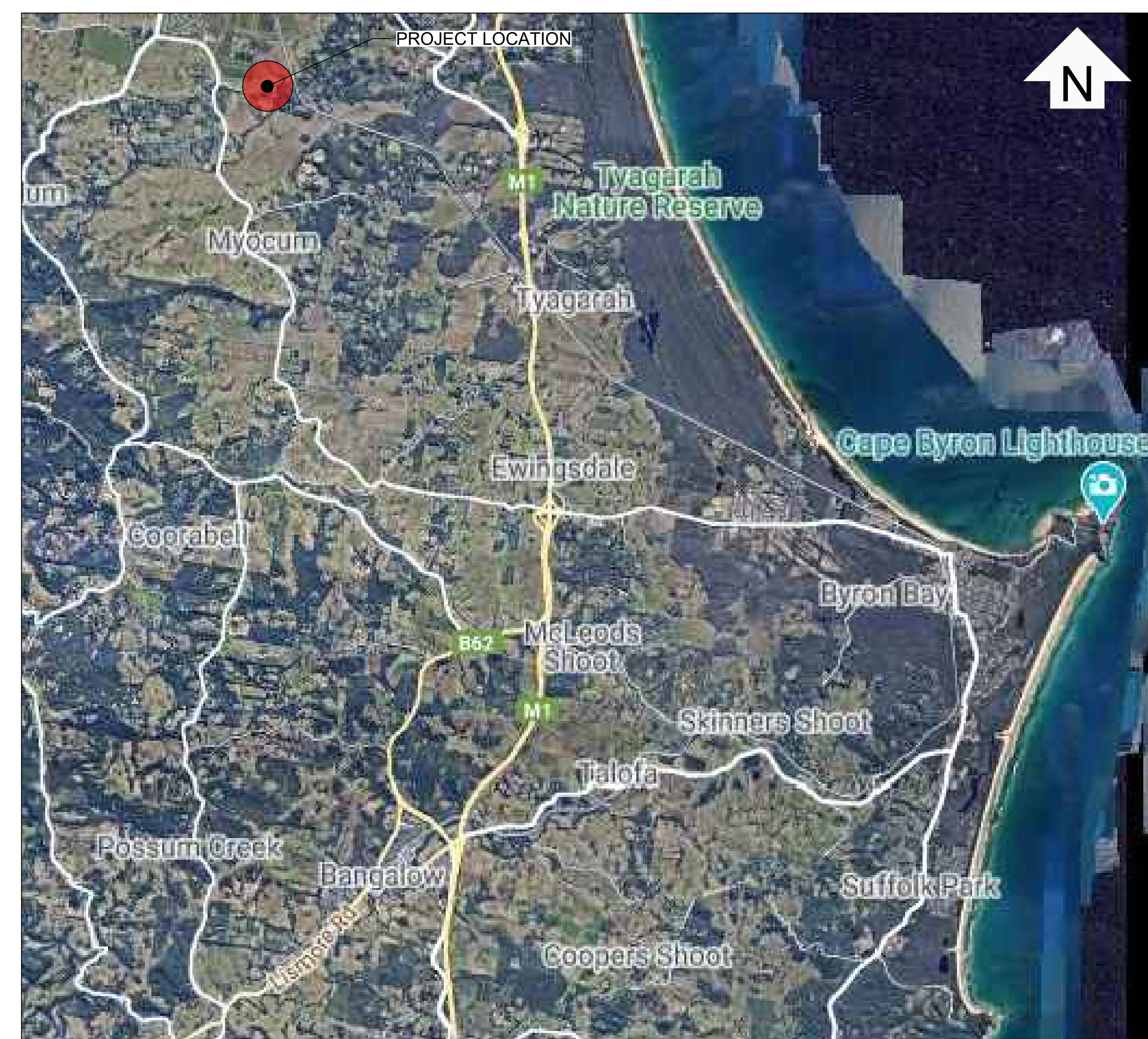


Josh Townsend
Planit Consulting Pty Ltd



BYRON SHIRE COUNCIL
DINGO LANE SOLAR FARM
BYRON BAY, NSW

DRAWING REGISTER		
DRAWING NUMBER	TITLE	DRAWING REVISION
0001	COVER SHEET AND DRAWING REGISTER	C
0020	GENERAL ARRANGMENT PLAN	C
0100	EROSION AND SEDIMENT CONTROL PLAN	B
0110	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	B
0301	MYOCUM ROAD & DINGO LANE INTERSECTION	B
0310	SITE ACCESS ARRANGEMENT	B
0320	TYPICAL SECTIONS SHEET 1	A
0330	TYPICAL SECTIONS SHEET 2	A

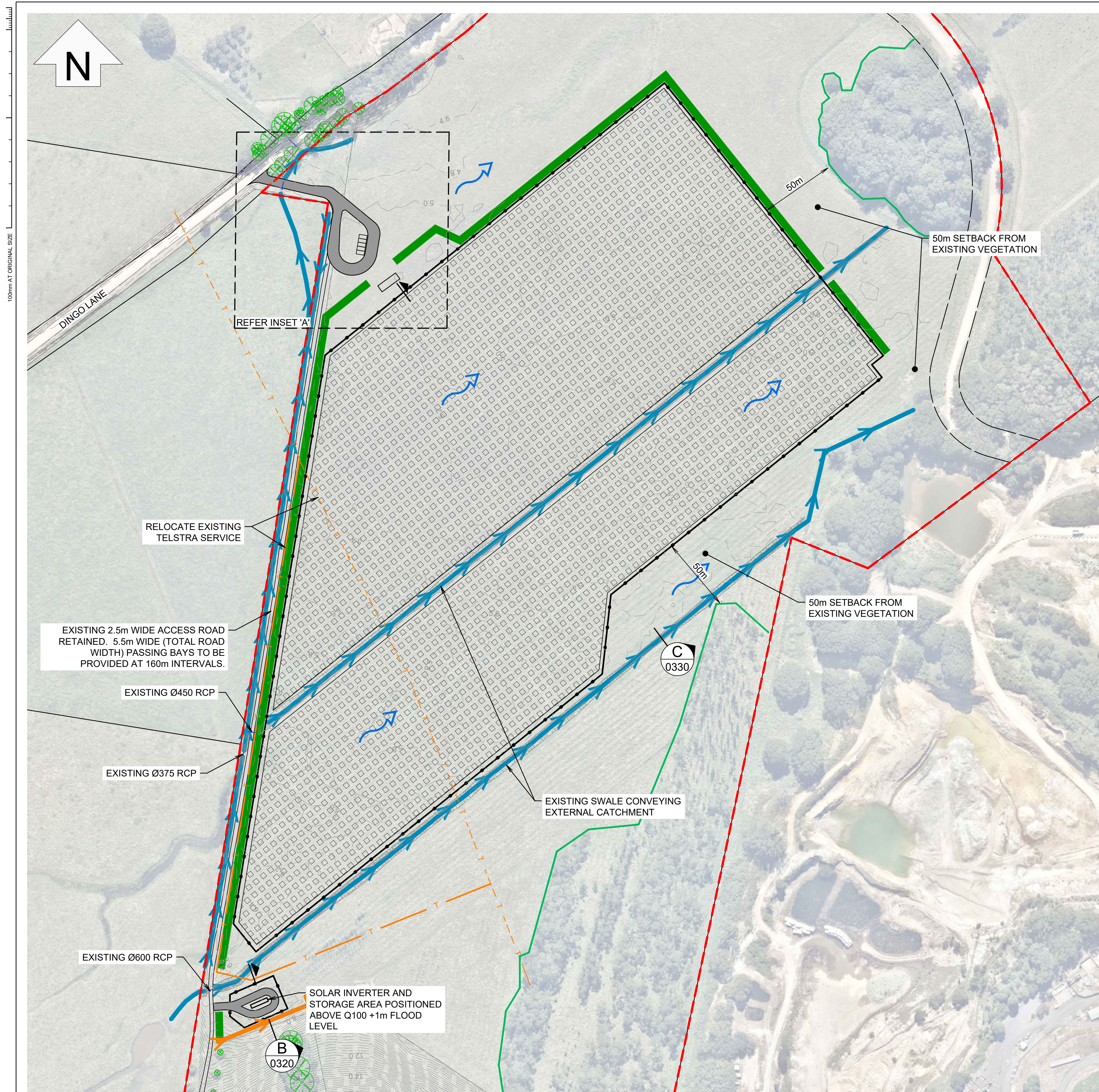


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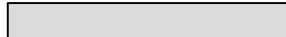
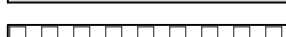
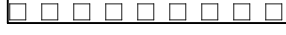
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A	PRELIMINARY ISSUE	28.08.20	RD	BT	JT	JT						DRAWING TITLE: COVER SHEET AND DRAWING REGISTER			
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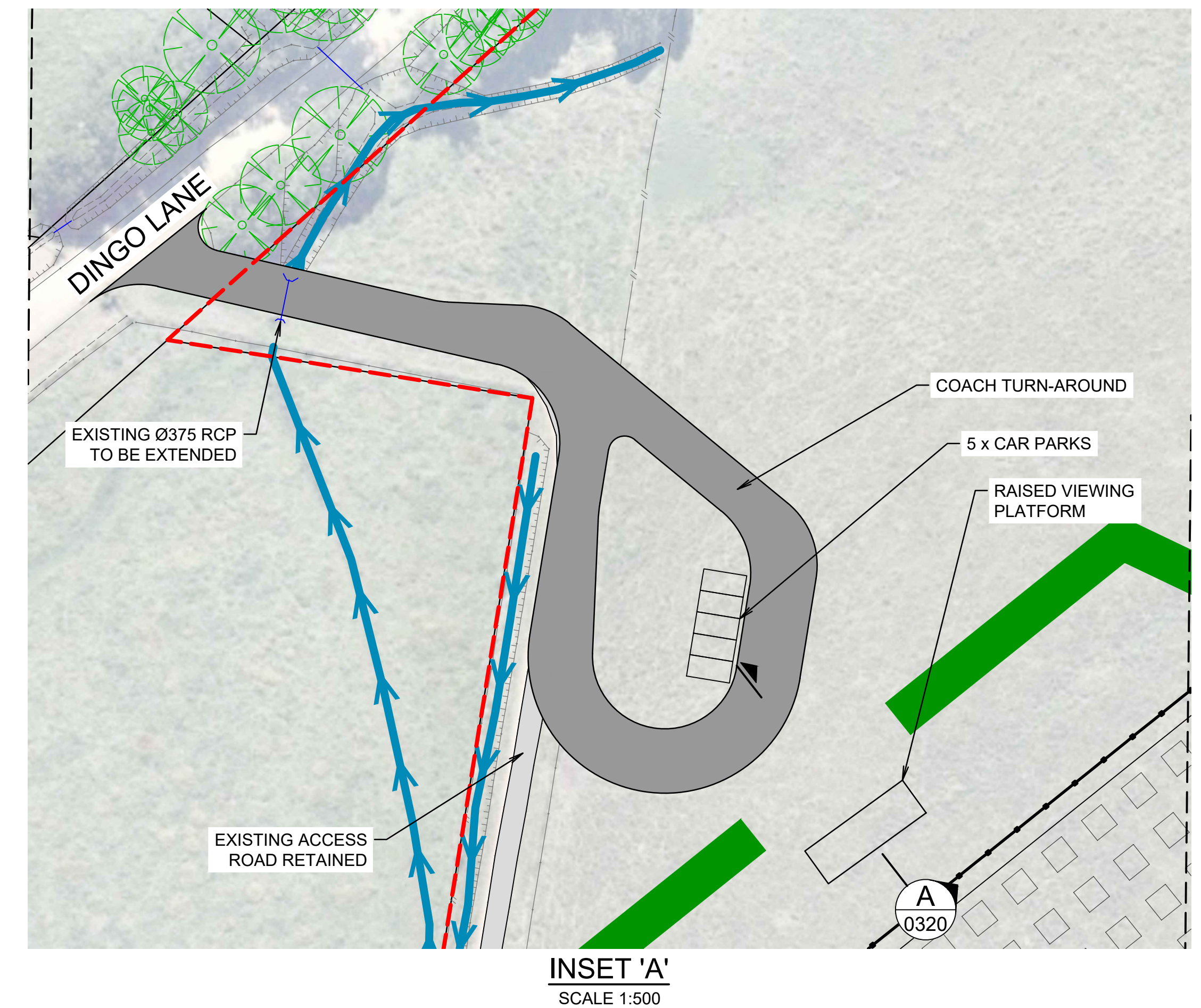
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|  | EXISTING SWALE |
|  | PROPOSED DRAIN |
|  | OVERLAND FLOW PATH |
|  | EXISTING UNSEALED ROAD |
|  | SOLAR ARRAY AREA (11ha) |
|  | PROPOSED SEALED ROAD |
|  | SECURITY FENCE |
|  | LANDSCAPE SCREENING |
|  | EXISTING TELSTRA SERVICE |
|  | TELSTRA SERVICE DIVERSION |

NOTES:

SOLAR ARRAY AREA ASSUMPTIONS:

- 5m SPACING BETWEEN PANEL ROWS
- SURFACE TO BE NAVIGABLE BY LIGHT VEHICLE FOR MAINTENANCE

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH PLANIT'S ENGINEERING ASSESMENT (J6558- DINGO_LN-EA01) AND PLANIT'S TRAFFIC IMPACT STATEMENT (J6558-DINGO_LN-TIS01)



PLAN
SCALE 1:2,000

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A	PRELIMINARY ISSUE	28.08.20	RD	BT	JT	JT
B	ISSUED FOR APPROVAL	11.01.22	RD	BT	NVO	NVO

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ABN: 20 099 261 711
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CLIENT:
BYRON SHIRE COUNCIL

LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL



PROJECT:
DINGO LANE SOLAR FARM

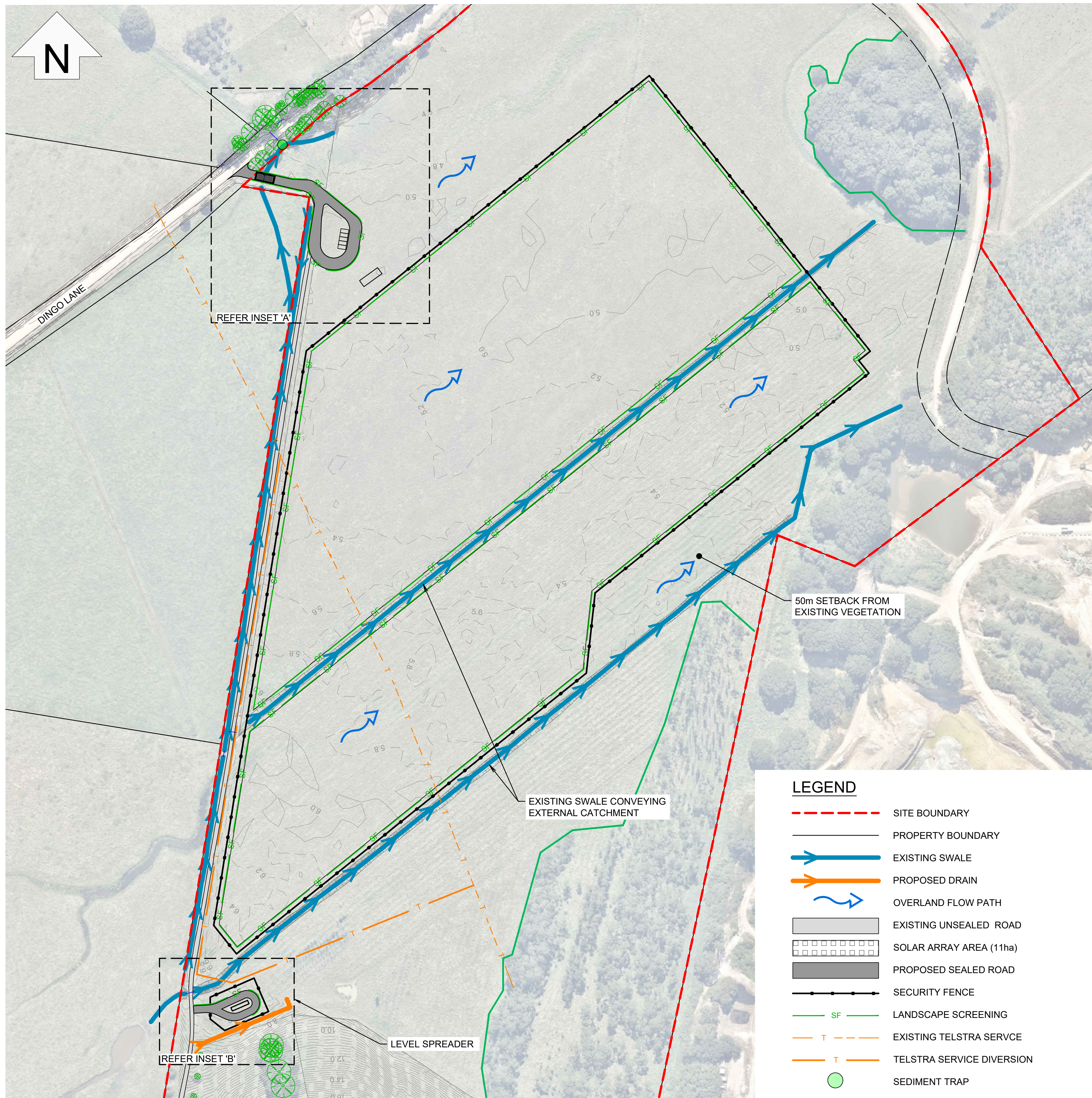
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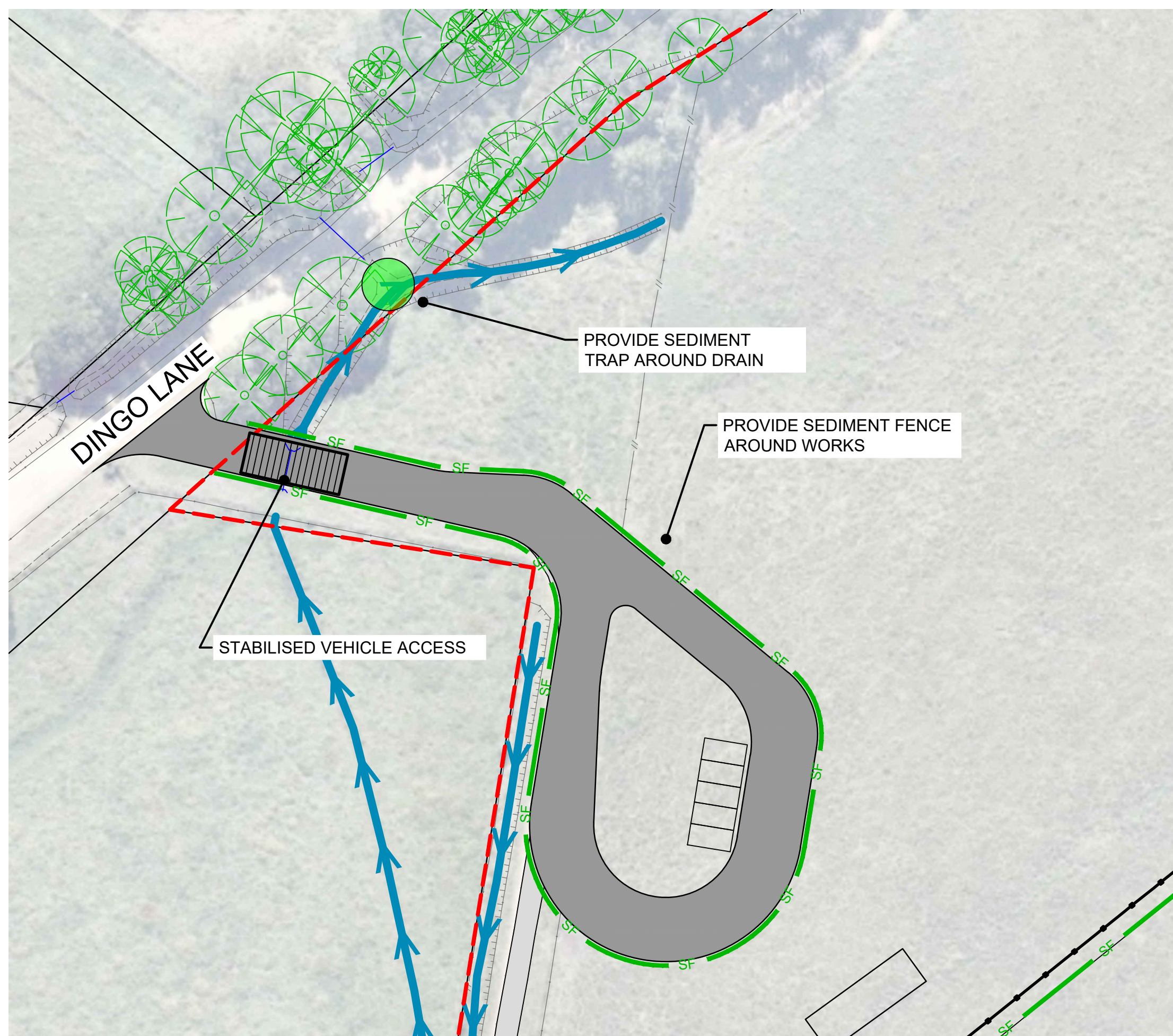
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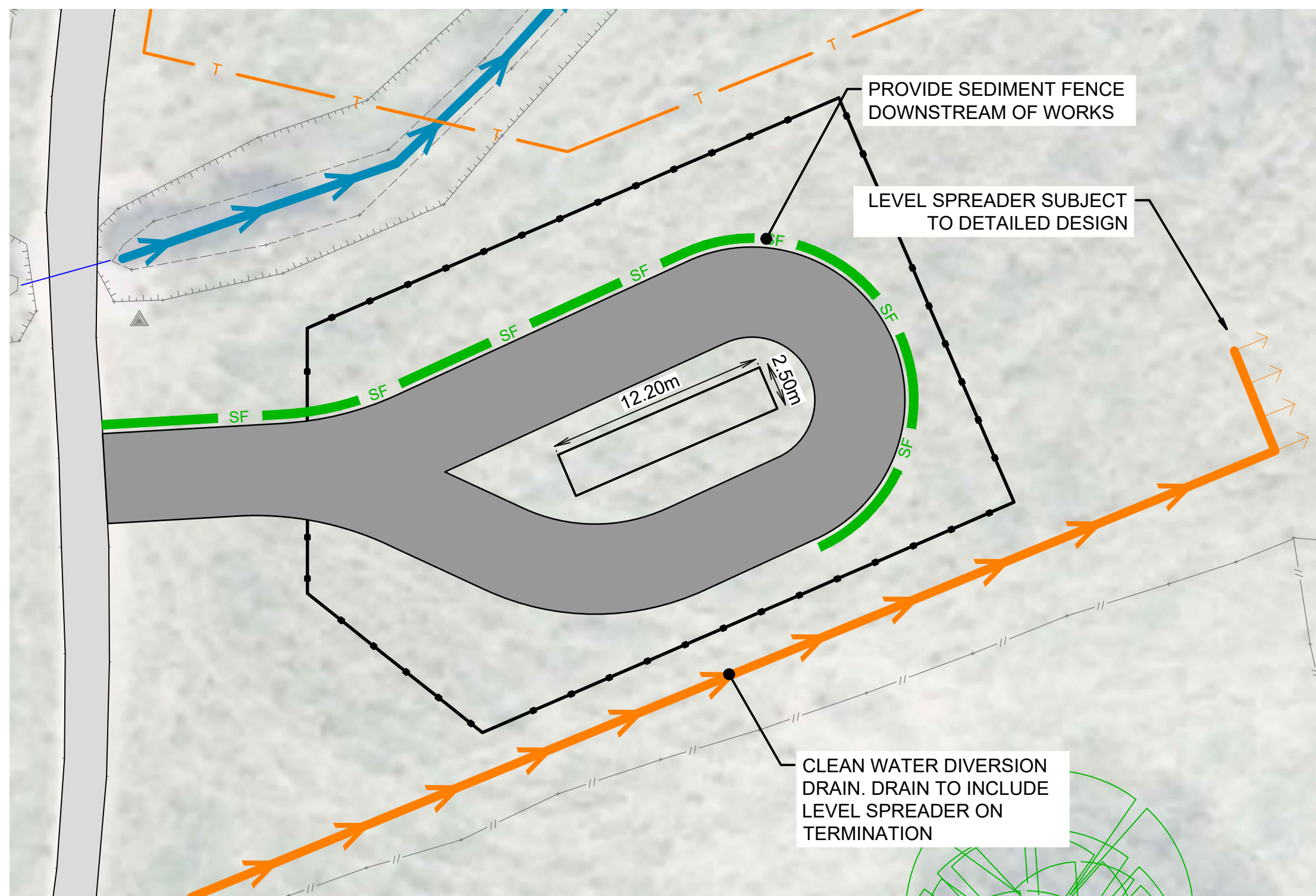
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- SITE BOUNDARY
- PROPERTY BOUNDARY
- EXISTING SWALE
- PROPOSED DRAIN
- OVERLAND FLOW PATH
- EXISTING UNSEALED ROAD
- SOLAR ARRAY AREA (11ha)
- PROPOSED SEALED ROAD
- SECURITY FENCE
- SF --- LANDSCAPE SCREENING
- T --- EXISTING TELSTRA SERVICE
- T --- TELSTRA SERVICE DIVERSION
- SEDIMENT TRAP



INSET 'A'
SCALE 1:500



INSET 'B'
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Full Size 1:500 ; Half Size 1:1000
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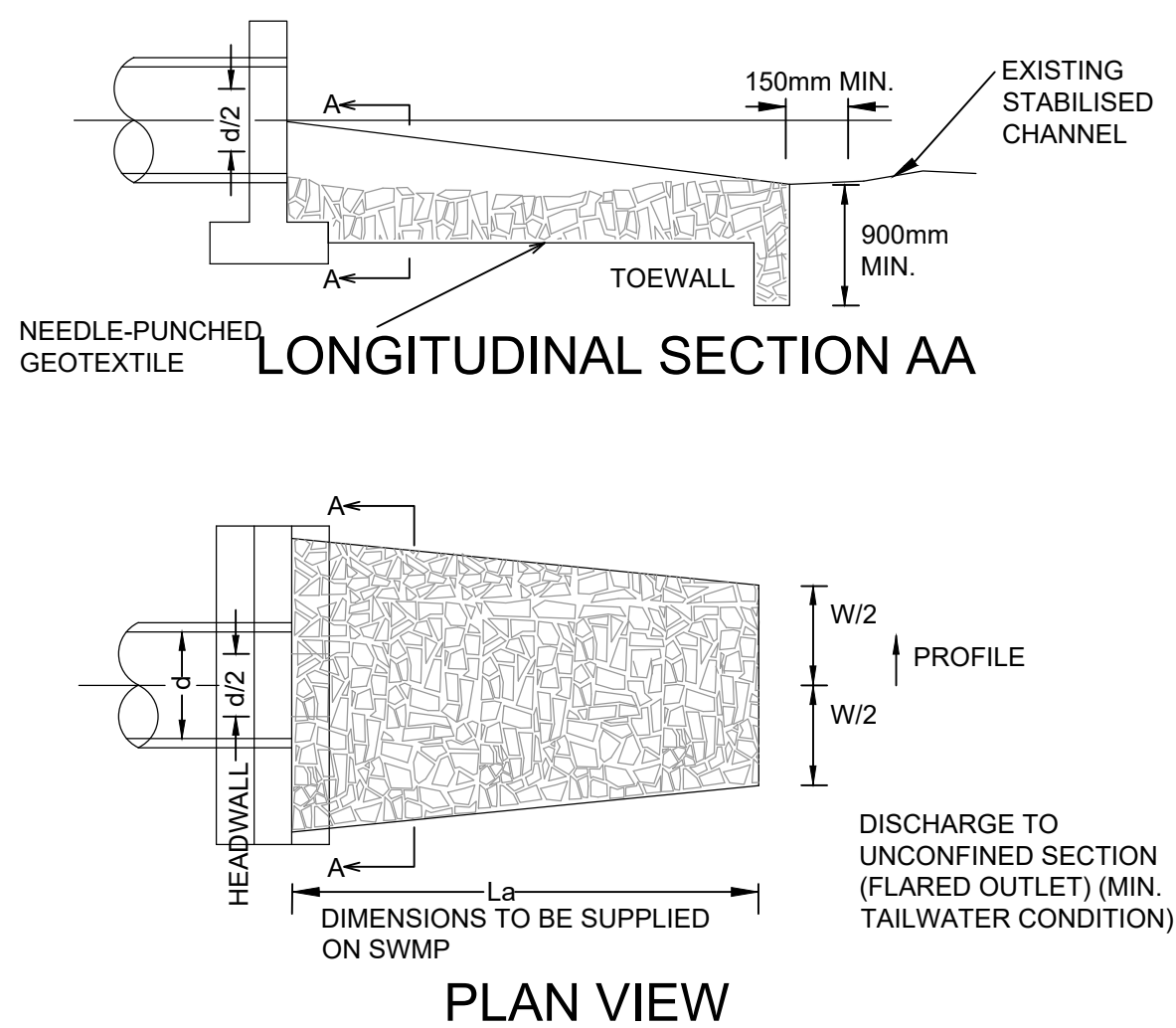


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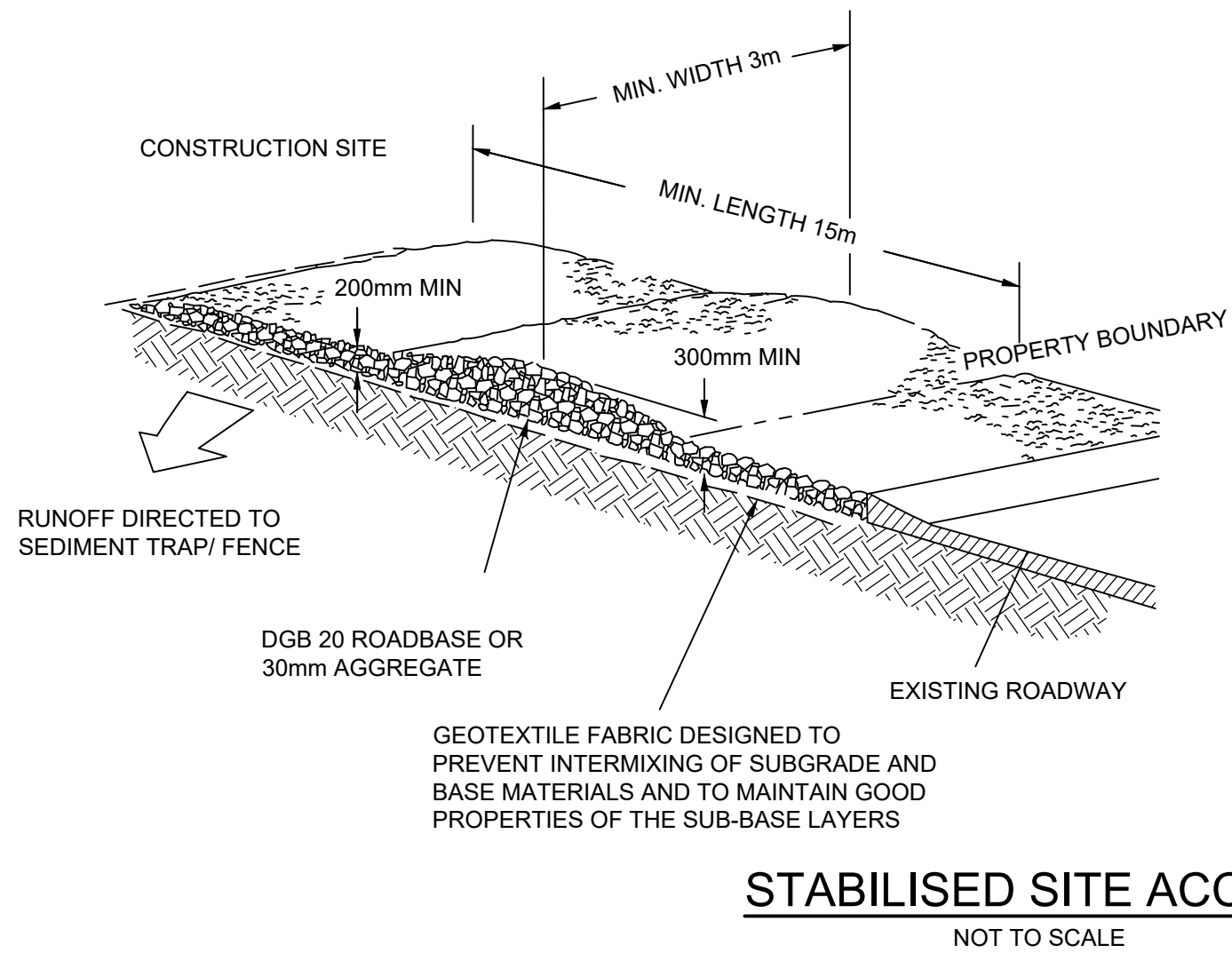
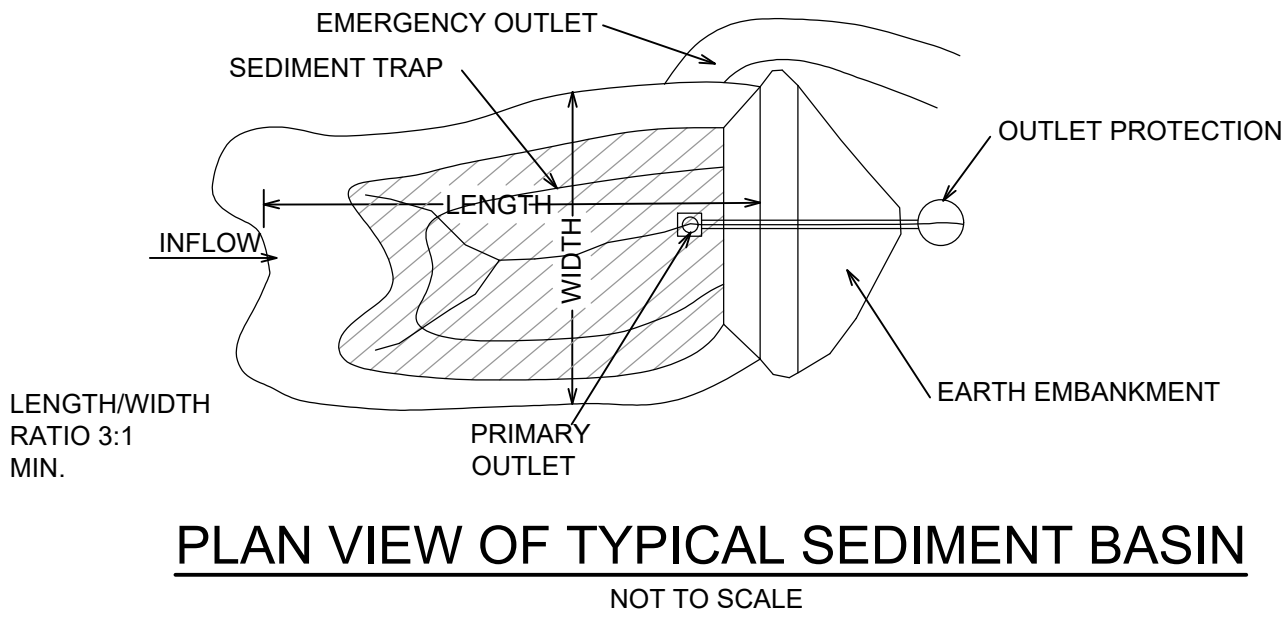
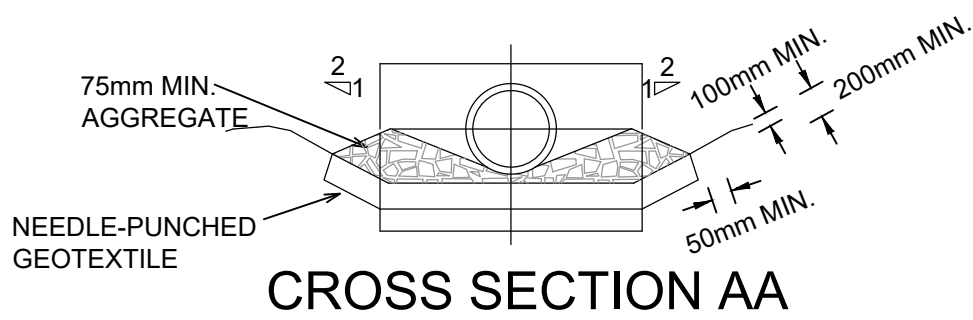
PROJECT:
DINGO LANE SOLAR FARM
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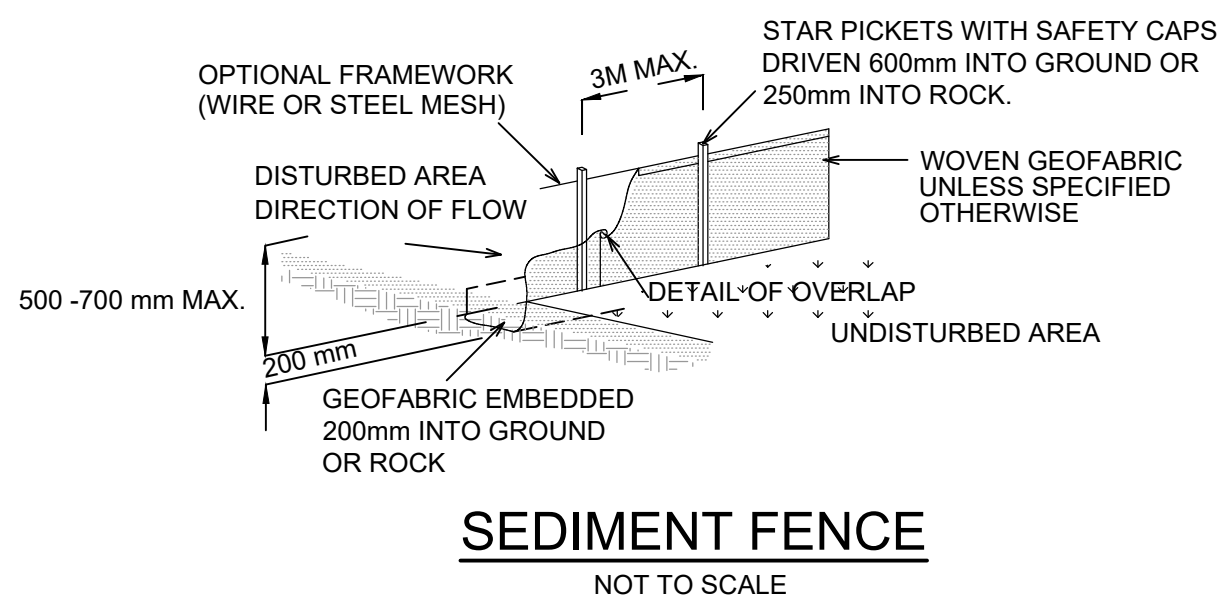
CONSTRUCTION NOTES

1. COMPACT THE SUBGRADE FILL TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL.
2. PREPARE A SMOOTH, EVEN FOUNDATION FOR THE STRUCTURE THAT WILL ENSURE THAT THE NEEDLE-PUNCHED GEOTEXTILE DOES NOT SUSTAIN SERIOUS DAMAGE WHEN COVERED WITH ROCK.
3. SHOULD ANY MINOR DAMAGE TO THE GEOTEXTILE OCCUR, REPAIR IT BEFORE SPREADING ANY AGGREGATE. FOR REPAIRS, PATCH ONE PIECE OF FABRIC OVER THE DAMAGE, MAKING SURE THAT ALL JOINTS AND PATCHES OVERLAP MORE THAN 300mm.
4. LAY ROCK FOLLOWING THE DRAWING, ACCORDING TO TABLE 5.2 OF LANDCOM (2004) AND WITH MIN. DIAMETER OF 75mm.
5. ENSURE THAT ANY CONCRETE OR RIPRAP USED FOR THE ENERGY DISSIPATER OR THE OUTLET PROTECTION CONFORMS TO THE GRADING LIMITS SPECIFIED ON THE SWMP.



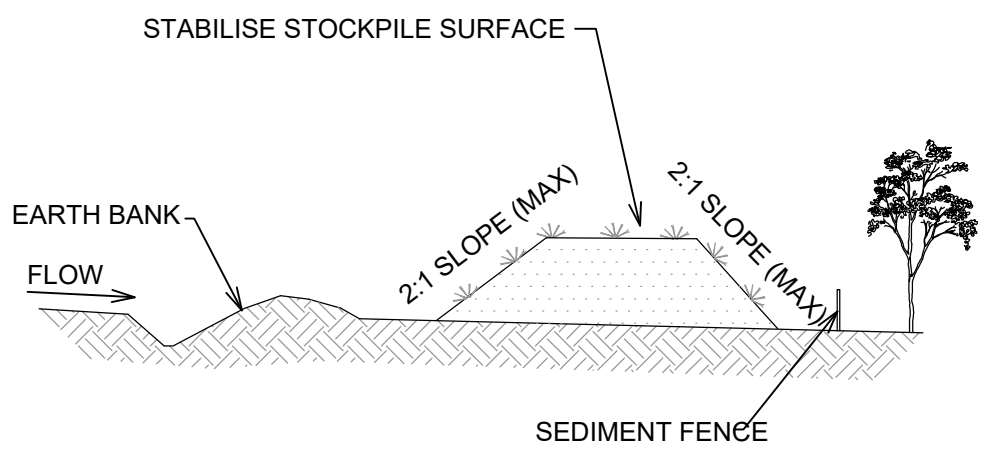
CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 15m OR BUILDING ALIGNMENT. MINIMUM WIDTH 3m.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE/TRAP.



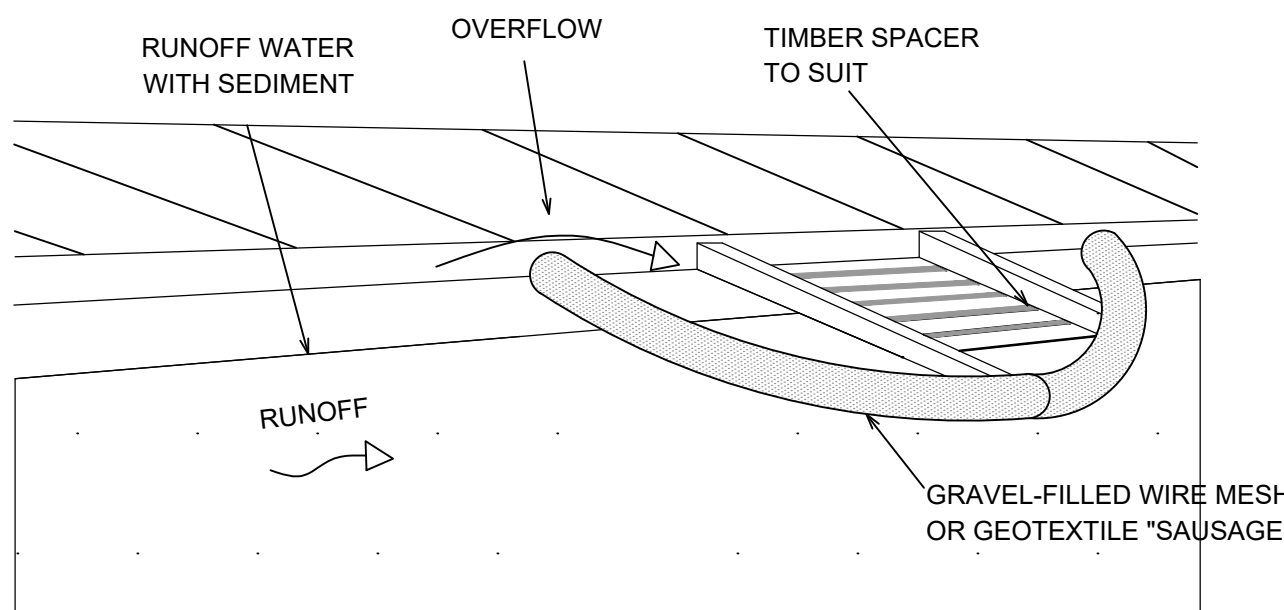
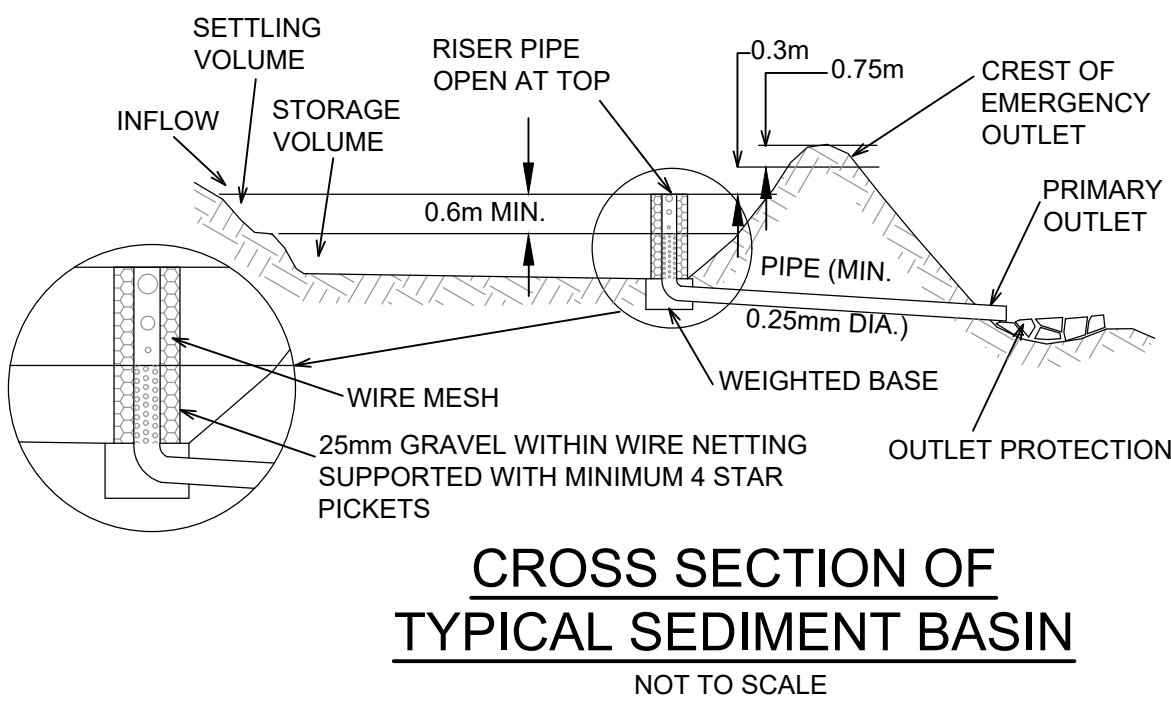
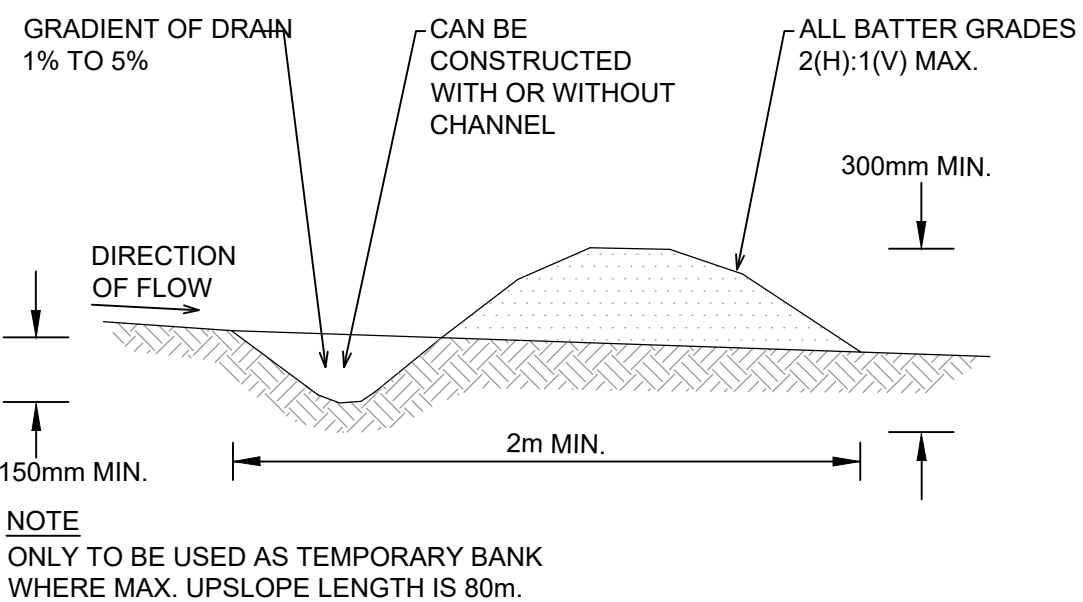
CONSTRUCTION NOTES

1. WHERE POSSIBLE LOCATE STOCKPILE AT LEAST 5m FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILE SHALL BE LESS THAN 2m IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE SWMP/ESCP.
5. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT RUNOFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE OF STOCKPILE.



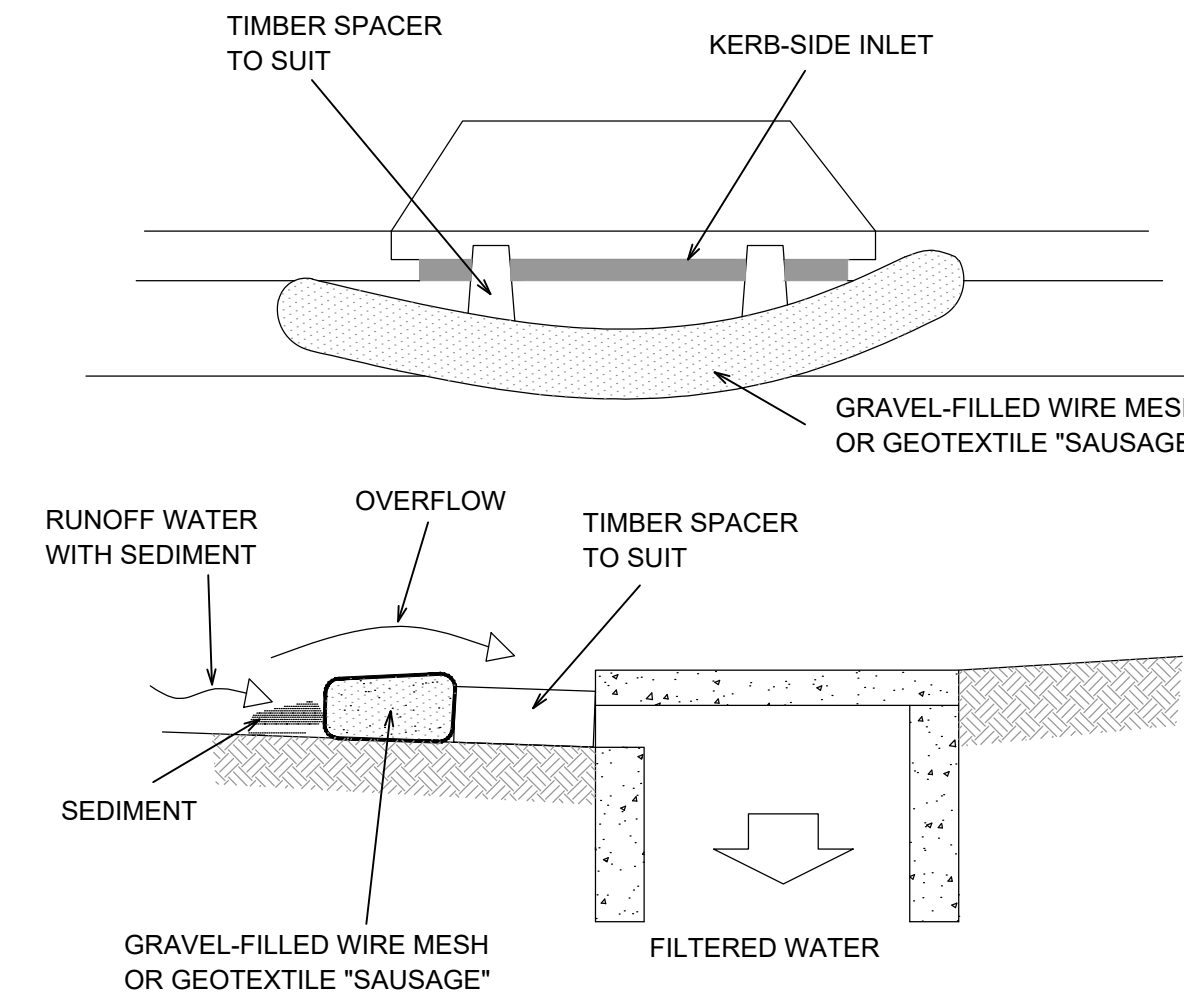
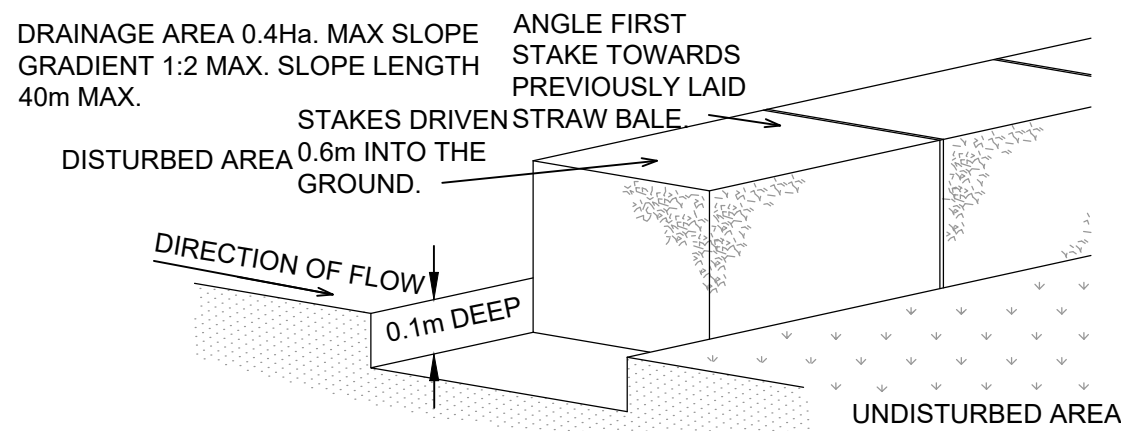
CONSTRUCTION NOTES

1. CONSTRUCT WITH GRADIENT OF 1% TO 5%.
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE.
3. DRAINS TO BE CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTION NOT V-SHAPED.
4. EARTH BANKS TO BE ADEQUATELY COMPACTED IN ORDER TO PREVENT FAILURE.
5. PERMANENT OR TEMPORARY STABILISATION OF THE EARTH BANK TO BE COMPLETED WITHIN 10 DAYS OF CONSTRUCTION.
6. ALL OUTLETS FROM DISTURBED LANDS ARE TO FEED INTO A SEDIMENT BASIN OR SIMILAR.
7. DISCHARGE RUNOFF COLLECTED FROM UNDISTURBED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL SITE WITHIN THE SAME SUBCATCHMENT AREA FROM WHICH THE WATER ORIGINATED.
8. COMPACT BANK WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED TO FUNCTION FOR MORE THAN FIVE DAYS.
9. EARTH BANKS TO BE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW.



CONSTRUCTION NOTES

NOT TO SCALE



CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL.
3. FROM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET OR FIELD INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AND FIELD INLET PITS AT SAG POINTS.

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN.
2. ALL CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NORTHERN RIVERS LOCAL GOVERNMENT SPECIFICATION D7 "EROSION CONTROL AND STORMWATER MANAGEMENT AND LANDCOM'S "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION - VOLUME 1" (THE 'BLUE BOOK').
3. SEDIMENT AND EROSION CONTROL MEASURES ARE INDICATIVE ONLY AND SHALL BE CONFIRMED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL INFORM ALL STAFF AND SUB-CONTRACTORS OF THEIR OBLIGATIONS UNDER THE EROSION AND SEDIMENT CONTROL PLAN.
5. CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EACH SITE DISTURBANCE.
6. ALL WORKS ARE TO BE INSPECTED, AND MAINTAINED WHERE NECESSARY, ON A WEEKLY BASIS AND AFTER EACH RAIN EVENT.
7. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT DUST FROM AFFECTING THE AMENITY OF THE NEIGHBOURHOOD DURING CONSTRUCTION. WATER SITE AS REQUIRED TO PREVENT DUST GENERATION. USE TEMPORARY SPRINKLERS AS REQUIRED.
8. ALL WORKS ON SITE SHALL STOP WHEN WIND SPEEDS REACHES 35km/h.
9. CLEANING OF FOOTPATHS AND ROADWAYS SHALL BE CARRIED OUT REGULARLY.
10. TURF AND VERGE AREAS TO BE REINSTATED WHEN DISTURBED DURING CONSTRUCTION.

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A	PRELIMINARY ISSUE	28.08.20	RD	BT	JT	JT
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CLIENT:
BYRON SHIRE COUNCIL

LOCAL GOVERNMENT AUTHORITY:
BYRON SHIRE COUNCIL



PROJECT:	ORIGINAL SIZE:	PLANIT JOB No.:	DRAWING No.:	REV:
DINGO LANE SOLAR FARM	A1	J6558	0110	B
DRAWING TITLE:				
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS				

100mm AT ORIGINAL SIZE



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SCALES:
0 5 10 20 30
Full Size 1:500 ; Half Size 1:1000 Scale (m)
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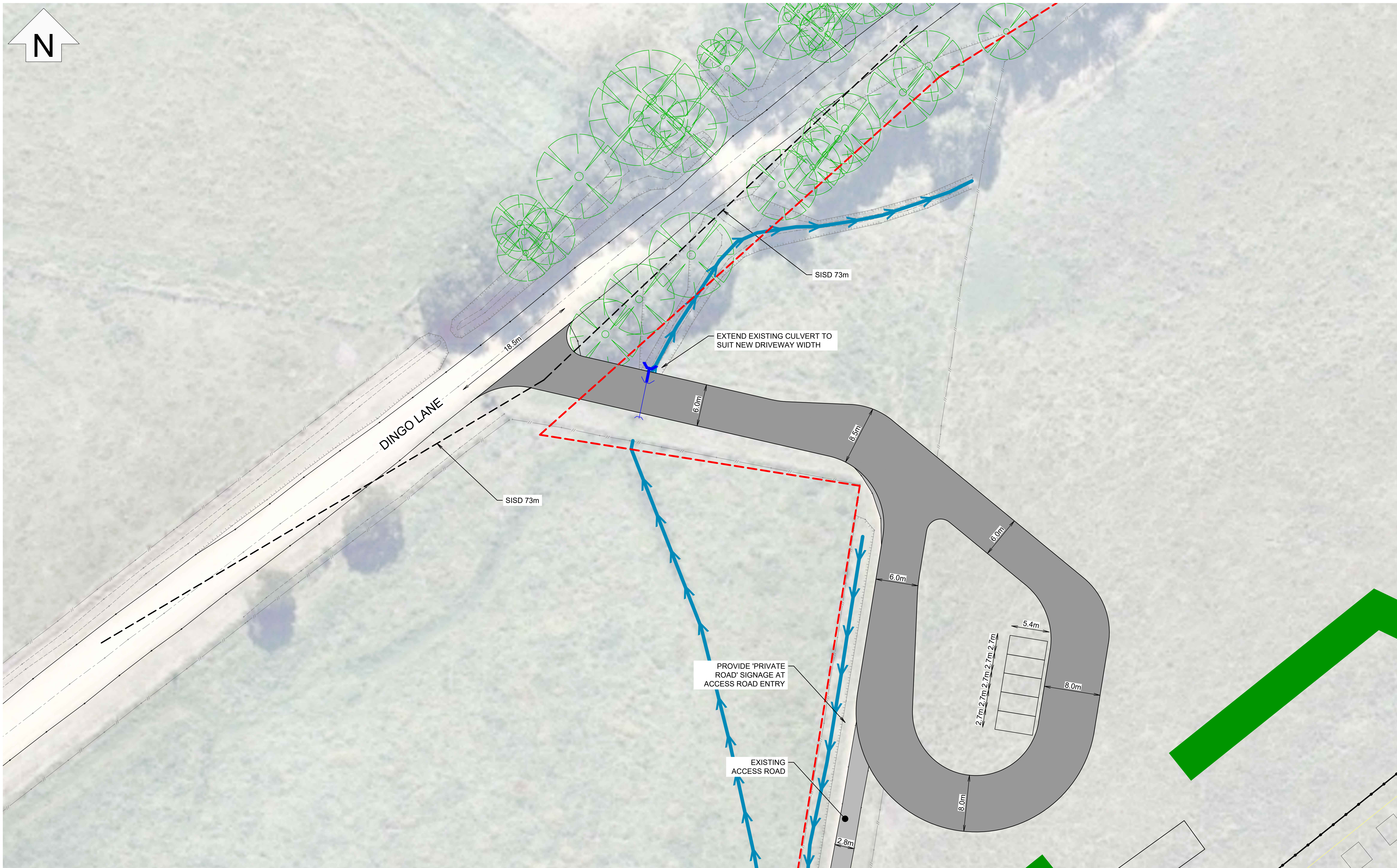
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PROJECT:	DINGO LANE SOLAR FARM		
DRAWING TITLE:	MYCRUM ROAD & DINGO LANE INTERSECTION ASD & SISD		
ORIGINAL SIZE:	PLANIT JOB No.:	DRAWING No.:	REV:
A1	J6558	0301	B

100mm AT ORIGINAL SIZE



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SCALES:

0 2.5 5 10 15

Full Size 1:250 ; Half Size 1:500
Scale (m)

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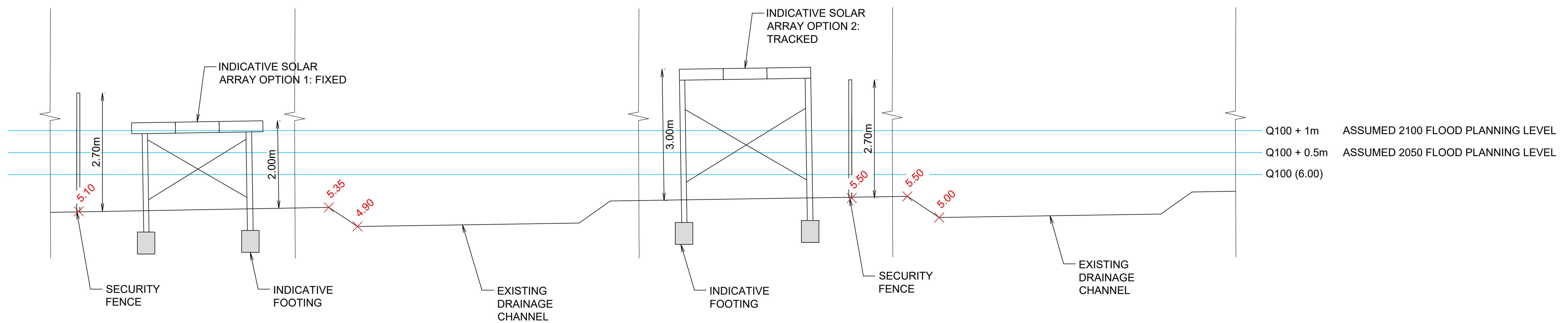
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PROJECT: DINGO LANE SOLAR FARM			
DRAWING TITLE: SITE ACCESS ARRANGMENT			
ORIGINAL SIZE: A1	PLANIT JOB No.: J6558	DRAWING No.: 0310	REV: B

The diagram shows a cross-section of the solar inverter area. Key dimensions include a 5.00m access road on both sides, 2.50m batters, and a 3.50m high solar inverter. Flood levels are indicated by blue lines: $Q_{100} + 1m$ (Assumed 2100 Flood Planning Level), $Q_{100} + 0.5m$ (Assumed 2050 Flood Planning Level), and Q_{100} (6.00m). The FFL is 7.00m. Slopes are shown as 8:1 and 12:1. Security fencing is 2.70m high. Red 'X' marks indicate specific elevation points: 6.70, 6.71, and 6.79.

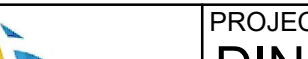
CAD FILE: T:\J6558 - DINGO LANE SOLAR FARM BSC\7 - DRAFTING\0320 TYPICAL SECTIONS SHEET 1.DWG PLOTTED BY: NVO PLOT DATE: 21/10/2022 1:02:06 PM

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SECTION 0020 C - SOLAR ARRAYS: INDICATIVE SECTIONS
SCALE: 1:50

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A	PRELIMINARY ISSUE	DD/MM/YY							DESIGN BY:		APPROVED BY:	DRAWING TITLE: TYPICAL SECTIONS SHEET 2	LOCAL GOVERNMENT AUTHORITY: BYRON SHIRE COUNCIL	ORIGINAL SIZE: A1