

## LAND USE APPLICATION INFRASTRUCTURE DELIVERY REFERRAL

### Referral Details

<b>DA / CC File Number:</b>	DA2021/0082
<b>Referral Details</b> (dd / mm / yyyy)	11/05/2021
<b>Subject:</b>	Proposed Solar Farm
<b>Location:</b>	11498 Newell Highway NARRABRI (Lot 102 DP 579423)
<b>Planning Officer:</b>	Cara Stoltenberg

### Referral Information

<b>Any additional comments:</b>
Please see related plans/docs for review and comment

### Engineering


<b>Comments / Conditions:</b>
<p>The DA appears to be for the construction of a 5MW solar photovoltaic power generation plant at 11498 Newell Highway, Narrabri.</p> <p><b>Services (Water/Sewer/Stormwater)</b></p> <p>There are no Council services located within this area. It is expected that all impervious runoff from the proposed Photovoltaic Arrays will discharge to the existing ground surface where the natural flow regime will be maintained.</p> <ul style="list-style-type: none"><li>Therefore, there are no Engineering comments/conditions relating to Council utility services.</li></ul> <p><b>Transport &amp; Traffic</b></p> <p>The DA submission included a Traffic Impact Assessment which indicates that, from an operational perspective, traffic generation is expected to be minimal with only regular daily maintenance inspections carried out when necessary.</p>

Access to the site is via an existing vehicle access off the Newell Highway and will connect to an internal access road.

The Traffic Impact Assessment has identified that the existing access will require minor geometric and pavement improvements to accommodate a B-Double vehicle.

- Therefore, it is recommended that the DA is issued to Transport for NSW to determine conditions regarding access requirements off the Newell Highway (Federal Highway).

**Issued to for Assessment**

<b>Date Reviewed</b> (dd / mm / yyyy)	17/05/2021
<b>Anthony Smetanin</b> Design Services Manager	

The comments noted above are a collective assessment of the DA/CC application referred to Councils Infrastructure Delivery Department for comment. It is recommended that appropriate Planning Conditions are drafted to include the comments identified in this memo. The comments included in this referral have been approved by the Director of Infrastructure Delivery.

Yours faithfully,



**Eloise Chaplain**  
Acting Director Infrastructure Delivery

## LAND USE APPLICATION INFRASTRUCTURE DELIVERY REFERRAL

### Referral Details

<b>DA / CC File Number:</b>	DA2021/0082
<b>Referral Details</b> (dd / mm / yyyy)	03/08/2021
<b>Subject:</b>	Establishment of a 5MW Solar PV Electricity Generation Facility with Associated Infrastructure
<b>Location:</b>	LOT: 102 DP: 579423 [11498 Newell Highway, Narrabri NSW 2390]
<b>Planning Officer:</b>	Günther Weidenmann

### Referral Information

<b>Any additional comments:</b>
<p>Development Application (DA) 2021/0082 seeks development consent for the establishment of a 5MW solar electricity generation facility with associated infrastructure on LOT: 102 DP: 579423, known as 11498 Newell Highway, Narrabri NSW 2390. According to the Statement of Environmental Effects (SEE) accompanying the subject application, the proposed development entails the following:</p> <ul style="list-style-type: none"><li>• 12,100 solar modules ranging in height from 1.5 metres to 2.75 metres installed in 140 rows,</li><li>• Two 3MW inverter stations each mounted on a 12.2 metre long skid,</li><li>• A temporary car parking and materials laydown area,</li><li>• A security fence, and</li><li>• Perimeter landscaping on the outer side of the security fence.</li></ul> <p>Also submitted as part of the application is a Waste Assessment. Do you have any comments/conditions regarding the proposal?</p>

### Issued to for Assessment

<b>Date Reviewed</b> (dd / mm / yyyy)	10/8/2021
<b>Engineering Conditions and/or Comments:</b>	
<p>The Waste Assessment provided by ITP identifies the regulatory requirement for separation and disposal of waste both during construction and operation.</p> <p>Ideally an estimate for the waste generated would be provided in a waste management plan for disposal planning by council.</p>	

Further reference is made that general waste will be disposed of at the local waste management facility. Commercial waste is not accepted at transfer stations and this waste is required to be transported to NWMF.

**Michael Davis**  
Manager Waste Services

The comments noted above are a collective assessment of the DA/CC application referred to Councils Infrastructure Delivery Department for comment. It is recommended that appropriate Planning Conditions are drafted to include the comments identified in this memo. The comments included in this referral have been approved by the Director of Infrastructure Delivery.

## LAND USE APPLICATION STRATEGIC PLANNER REFERRAL

### Referral Details

<b>DA / CC File Number:</b>	DA2021/0082
<b>Referral Details</b> (dd / mm / yyyy)	24/08/2021
<b>Subject:</b>	Proposed Solar Farm
<b>Location:</b>	11498 Newell Highway NARRABRI (Lot 102 DP 579423)
<b>Planning Officer:</b>	G. Weidenmann

### Referral Information

<b>Any additional comments:</b>
Please see related plans/docs for review and comment

### Comments/Conditions

<b>Comments / Conditions:</b>
<p>Clause 5.21 Flood Planning is applicable to the proposed development, as the property is currently identified by Narrabri LEP 2012 as being a flood planning area.</p> <p>Clause 5.21 states that in assessing an application for development on a property within the flood planning area, Council must consider the objectives of the clause, and be satisfied that the development;</p> <ul style="list-style-type: none"><li><i>(a) to minimise the flood risk to life and property associated with the use of land,</i></li><li><i>(b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,</i></li><li><i>(c) to avoid adverse or cumulative impacts on flood behaviour and the environment,</i></li></ul>

*(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

The township of Narrabri is located on the Namoi River floodplain and is drained by a number of smaller tributaries including Mulgate Creek, Horsearm Creek and Long Gully. Narrabri has, across the whole township, experienced above floor flooding from each of these sources on a regular basis in the past.

As depicted in the following image taken from the Narrabri Flood Study 2016, the subject lot is identified as having a hydraulic categorisation of both “flood fringe” (yellow) and “flood storage” (blue);



*Hydraulic Categorisation of 1 in 100 year flood event.*

The Australian Disaster Resilience Handbook Collection - Flood Information to Support Land-use Planning, provides guidelines for consideration of land use applications against the floor risk of the identified property.

Clause 2.4 of the guideline ‘Flood Hazard’, provides useful information to be considered when determining land use approvals. Flood hazard classification provides a description of how hazardous the physical conditions produced by a flood can be, independent of the population at risk. It is typically based on benchmarking the depth and velocity of the floodwaters against thresholds to determine how hazardous this combination may be to people, cars, infrastructure and buildings, if they were exposed to the flooding.

As with flood function, flood hazard can vary according to the magnitude of the flood event and location within the floodplain for the same flood event. Consideration may need to be given to a range of flood events, including those rarer than the DFE, to identify areas that require specific constraints and management. Australian Disaster Resilience Guideline 7-3 Flood Hazard (AIDR 2017) supports this delineation, and recommends grouping the floodplain into the following categories:

- *H1—generally safe for people, vehicles and buildings*
- *H2—unsafe for small vehicles*
- *H3—unsafe for vehicles, children and older people*
- *H4—unsafe for all people and vehicles*
- *H5—unsafe for vehicles and people, and all buildings are vulnerable to structural damage*
- *H6—unsafe for vehicles and people, and all building types are vulnerable to structural failure.*

A flood hazard assessment conducted as part of a flood study often provides baseline information for general consideration as part of an initial scoping exercise for a floodplain management study. In such a preliminary assessment of risks or as part of a constraints analysis for strategic land-use planning, a combined set of hazard vulnerability curves such as those presented in Figure 6 of AUSTRALIAN EMERGENCY MANAGEMENT HANDBOOK SERIES - Technical flood risk management guideline: Flood hazard - can be used as a general classification of flood hazard on a floodplain.

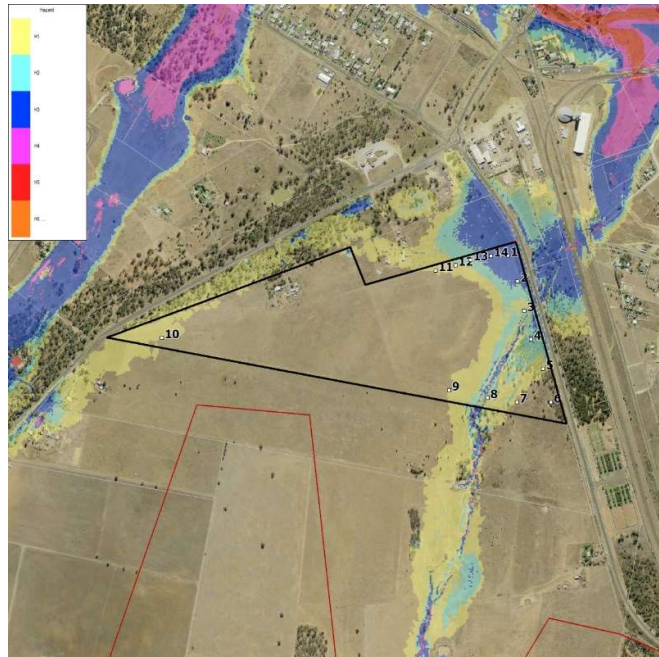
The following information is pertinent to the subject land of the proposed solar farm in a 1 in 100 year flood event;

Lot 102 DP759423:

- The existing ground level on this property ranges from 213.52 m AHD to 217.11 m AHD.
- The peak 1 in 100 year flood level ranges from 214.53 m AHD to 217.11 m AHD on this property.
- The depth occurring on this property during a 1 in 100 year flood ranges from 0.00 m AHD to 1.61 m AHD.
- The velocity occurring on this property during a 1 in 100 year flood ranges from 0.00 m/sec to 0.81 m/sec.
- The Minimum Floor Level of all habitable areas of any residential building on this property is required to be constructed a minimum of 500mm above the 1 in 100 year flood level.

- The Flood Planning Level (known as the Minimum Floor Level), on this property ranges from 215.03 m AHD to 217.62 m AHD.

Based on the above information, and the image below, the majority of the subject allotment is not affected by flooding in the 1 in 100 year event. However, there is some minor flooding that occurs on the western corner of the lot which is given a H1 hazard category. The eastern side of the allotment is subject to some flooding in the 1 in 100 year event, which gets deeper toward the northern point. In this eastern side the hazard category ranges from H1 to H2 and H3. This land is considered suitable for the intended purpose of the proposed solar farm. Vehicle access to the site is best determined with regards to the area of the lowest hazard category to allow access and egress to the site during a 1 in 100 year flood event.



*Australian Disaster Resilience Handbook Collection – Flood Hazard Mapping for 1 in 100 year event.*

In regards to the proposed solar farm, there are no residential components proposed which means that there is no requirement for a minimum floor height of any building.

The proposed site of the solar farm is more likely to be affected by localised flooding from the south and/or west then riverine flooding from the Namoi River.



For this reason it is important that the proponent understands the typical flooding situation of the land and plans any required evacuation measures accordingly.



*1 in 100 year flood extent.*

It is considered that the proposed solar farm is compatible with the existing flood hazard of the land, and the proposed development will not detrimentally effect the future flood behaviour in the local catchment. To mitigate the impact of the proposed development on flood behavior, the following restrictions are proposed to be included in the conditions of consent;

- the development is to be constructed to allow the free flow of flood water under and around all open structures.
- A condition of consent should also be added to any approval that stipulates that the site is to be kept tidy at all times and no moveable objects are to put on the site without the previous approval of Council.

## Gunther Weidenmann

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**From:** Cara Stoltenberg  
**Sent:** Wednesday, 9 June 2021 10:52 AM  
**To:** Gunther Weidenmann  
**Subject:** FW: DA2021/0082 at 11498 NEWELL HIGHWAY NARRABRI 2390 (CNR-21734)  
**Attachments:** ECM\_1852195\_v1\_DA Drawing Pack - Narrabri Solar Farm\_CNR-21734.pdf

FYI below and attached.

This needs to be added to Property and Rating/ECM.

Thanks.

Cara Stoltenberg

Strategic and Major Projects Planner

Phone: 02 6799 6866

Email: [caras@narrabri.nsw.gov.au](mailto:caras@narrabri.nsw.gov.au)

**NARRABRI SHIRE**  
DISCOVER THE POTENTIAL



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**From:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>  
**Sent:** Wednesday, 19 May 2021 2:32 PM  
**To:** Cara Stoltenberg <[caras@narrabri.nsw.gov.au](mailto:caras@narrabri.nsw.gov.au)>  
**Subject:** RE: DA2021/0082 at 11498 NEWELL HIGHWAY NARRABRI 2390 (CNR-21734)

Good afternoon,

We refer to Council's correspondence via the NSW ePlanning portal seeking comment from Essential Energy in relation to the proposed development at the above property.

Strictly based on the documents submitted, specifically *Drawing No. A5000 NAR3A-G-2100* within the attached DA Drawing Pack, which indicates that existing high voltage powerlines will not be impacted by the proposed development, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

- Satisfactory arrangements are to be made with Essential Energy with respect to the proposed solar energy system which will form part of the development. It is the Applicant's responsibility to enter into the required Connection Agreements and any other requirements with Essential Energy for the development, which may include the payment of fees and contributions. Refer Essential Energy's Network Connections team for requirements via email [networkconnections@essentialenergy.com.au](mailto:networkconnections@essentialenergy.com.au).
- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. A copy of this guideline can be located at [https://energy.nsw.gov.au/sites/default/files/2018-09/ISSC-20-Electricity-Easements\\_0.pdf](https://energy.nsw.gov.au/sites/default/files/2018-09/ISSC-20-Electricity-Easements_0.pdf) ;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); and
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Should you require any clarification, please do not hesitate to contact us.

Regards,

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**From:** NSW Planning <[planning.apps@planning.nsw.gov.au](mailto:planning.apps@planning.nsw.gov.au)>

**Sent:** Wednesday, 19 May 2021 9:53 AM

**To:** Mandy Worth <[mandy.worth@essentialenergy.com.au](mailto:mandy.worth@essentialenergy.com.au)>

**Cc:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>

**Subject:** Update: NSW Government concurrence and referral request CNR-21734(NARRABRI SHIRE COUNCIL)

**WARNING:** Do not click links or open attachments unless you recognise the source of the email and know the contents are safe.

## Gunther Weidenmann

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**From:** Wayne Garnsey <wayne.garnsey@lls.nsw.gov.au>  
**Sent:** Friday, 27 August 2021 8:25 AM  
**To:** Gunther Weidenmann  
**Cc:** Helen Anderson; Matthew Davidson  
**Subject:** Fw: Comments/Conditions - PPSNTH-100 – DA2021/0082 - LOT: 102 DP: 579423 [11498 Newell Highway, Narrabri NSW 2390]  
**Attachments:** Statement of Environmental Effects.pdf; Plans and Specification.pdf; F8619 -Narrabri Solar Farm Traffic Report V3.pdf; TSR Access (75 LLS Act).docx

Hi Gunther,  
Section 75 of the LLS Act( Attached) provides approval for access across a TSR to a holding.  
Please contact Ranger Fay Anderson prior to any construction or improvements prior to commencement of works as per part (4) of Section 75  
Regards

**Wayne Garnsey** | Team Leader | Travelling Stock Reserves | Land Services Unit.  
**North West Local Land Services**  
PO Box 234 | Manilla NSW 2346  
| **M:** 0427 293893  
**E:** [wayne.garnsey@lls.nsw.gov.au](mailto:wayne.garnsey@lls.nsw.gov.au)

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**From:** LLS Admin NorthWest Mailbox <admin.northwest@lls.nsw.gov.au>  
**Sent:** Thursday, 26 August 2021 3:44 PM  
**To:** Wayne Garnsey <wayne.garnsey@lls.nsw.gov.au>; Matthew Davidson <matthew.davidson@lls.nsw.gov.au>  
**Subject:** FW: Comments/Conditions - PPSNTH-100 – DA2021/0082 - LOT: 102 DP: 579423 [11498 Newell Highway, Narrabri NSW 2390]

FYA

**Liza Watts** | Coordinator Customer Service  
**North West Local Land Services**  
Tamworth Agricultural Institute  
4 Marsden Park Rd [PO BOX 500] Tamworth NSW 2340  
**t:** 02 6764 5904 | **m:** 0428 243 509  
**e:** [liza.watts@lls.nsw.gov.au](mailto:liza.watts@lls.nsw.gov.au) | **w:** [www.northwest.lls.nsw.gov.au](http://www.northwest.lls.nsw.gov.au)



**From:** Gunther Weidenmann <guntherw@narrabri.nsw.gov.au>

**Sent:** Thursday, 26 August 2021 9:47 AM

**To:** LLS Admin NorthWest Mailbox <admin.northwest@lls.nsw.gov.au>

**Subject:** Comments/Conditions - PPSNTH-100 – DA2021/0082 - LOT: 102 DP: 579423 [11498 Newell Highway, Narrabri NSW 2390]

Good morning

**RE: PROPOSED SOLAR FARM - PPSNTH-100 – DA2021/0082 - LOT: 102 DP: 579423 [11498 Newell Highway, Narrabri NSW 2390**

The application has been referred to Local Land Services, as access is proposed from Newell Highway over a TSR road (Lot 7313 DP1147165).



Concurrence is therefore required from LLS. Does LLS have any comments/condition for the proposed Solar Farm application?

Attached are the Statement of Environmental Effect, Traffic Impact Study and Plans of the proposed development. Please let me know if you require any additional information.

Kind regards

Gunther Weidenmann

Development Planner

Phone: 02 6799 6866

Email: guntherw@narrabri.nsw.gov.au

**NARRABRI SHIRE**  
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26/10/2021

SF2021/170230 | WST21/00172/03

General Manager  
Narrabri Shire Council  
PO Box 261  
Narrabri NSW 2390

**Attention: Gunther Weidenmann**

Dear Mr Weidenmann

**DA2021/0082: Lot 102 DP 579423 11498 Newell Highway, Narrabri- Electricity Generating Works (Solar Farm) with a 5.0 MW capacity**

Thank you for the referral of the additional information in the form of the amended Traffic Impact Assessment (TIA) prepared by Price Merrett Consulting for DA2021/0082. I note the amended documentation follows a meeting held with TfNSW on 14 September 2021 to address additional information requested on 26 July 2021.

TfNSW has reviewed the TIA and identified the additional information satisfies the 26 July 2021 request. TfNSW provides assumed concurrence subject to s138(2) of the *Roads Act 1993* subject to the following conditions being met:

- Construction access to the site from the Newell Highway is to be restricted to the western access through Lot 7313 DP 1147165. The eastern access servicing the subject site is to be closed throughout the duration of the construction period.
- Entry to the subject site is to be restricted to left in and left out only from Newell Highway via the western access.
- Advance warning 'trucks turning' signage (W5-22 Size B) with distance plate under (W8-5 Size B) are to be installed at a distance of 250m from the western access on the Newell Highway and displayed for the duration of the construction works.
- Prior to commencement of construction the intersection of the western access with the Newell Highway, the access is required to be upgraded to provide a Rural basic left-turn (BAL) in accordance with figure 8.2 (see appendix 1) of Part 4A of *Austroads Guide to Road Design*.
- Temporary signage is required to be installed prior to the commencement of construction and displayed throughout the duration of the construction that identifies that right turns into the subject site from the Newell Highway are prohibited.
- The design vehicle is limited to a 26m B-double as the design vehicle (largest vehicle) to enter the subject site from the Newell Highway.
- A formal agreement in the form of a Works Authorisation Deed (WAD) is required between the developer and TfNSW for the developer to undertake "private financing and construction" of any works on the Newell Highway. This agreement is necessary for works in which TfNSW has a statutory interest and must be in place prior to road works commencing.
- Prior to the commencement of construction works, the proponent is to contact TfNSW Field Traffic Manager to determine if a Road Occupancy Licence (ROL) is required. In the event that an ROL is required, the proponent will obtain the ROL prior to works commencing within three (3) metres of the travel lanes in the Sturt Highway.
- Prior to the commencement of construction works a Traffic Management Plan (TMP) including Driver Code of Conduct is to be submitted to and endorsement obtained from TfNSW. The

preparation of the TMP will require consultation with TfNSW, Narrabri Shire Council, the principal contractor(s) and relevant stakeholders. The requirements of the TMP and Driver Code of Conduct are to cover the matters referred to within the TMP Annexure (attached within appendix 2).

- The TMP is to be reviewed and updated in response to any changes in operating conditions. A copy of the TMP and Driver Code of Conduct is to be provided to contractors and employees as a part of the site induction and a copy is to be made available to TfNSW with each major update.

If you wish to discuss this matter further, please contact Alexandra Power on 02 6861 1428.

Yours faithfully

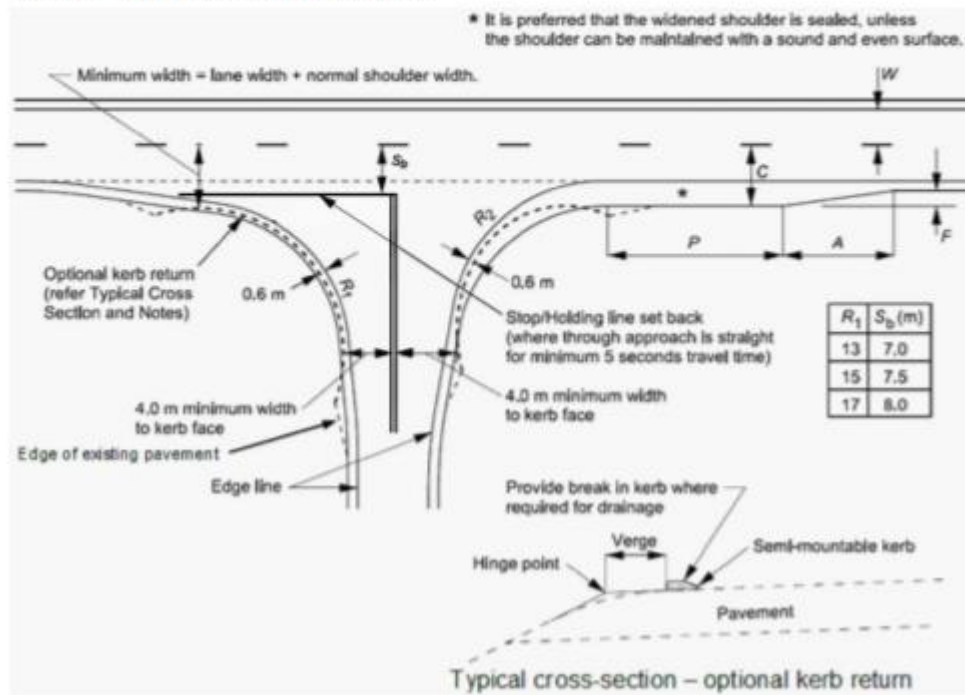


**Andrew McIntyre**  
**Manager Development Services West**  
**Regional and Outer Metropolitan**



## Appendix 1- Figure 8.2 Rural basic left-turn (BAL) Part 4A of *Austrroads Guide to Road Design*

Figure 8.2: Rural basic left-turn treatment (BAL)



Notes:

- $R_1$  and  $R_2$  are determined by the swept path of the design vehicle.
- The dimensions of the treatment are defined thus:
  - $W$  = Nominal through lane width (m) (including widening for curves).
  - $C$  = On straights – 6.0 m minimum.  
On curves – 6.0 m plus curve widening (based on widening for the design turning vehicle plus widening for the design through vehicle).
  - $A = \frac{0.5VF}{3.6}$
  - $V$  = Design speed of major road approach (km/h).
  - $F$  = Formation/carriageway widening (m).
  - $P$  = Minimum length of parallel widened shoulder (Table 8.1).
  - $S_b$  = Setback distance between the centre of the major road and the give way or stop line in the minor road.

Source: Department of Main Roads (2006)<sup>38</sup>.

## **Appendix 2- Traffic Management Plan requirements**

### **TMP Annexure: Traffic Management Plan and Driver Code of Conduct**

The Traffic Management Plan (TMP) and Driver Code of Conduct is to outline measures to manage traffic related issues associated with all phases of the development (e.g. deliveries, construction, operation, maintenance, decommissioning), any construction or excavated materials, machinery and personnel involved. The TMP is to detail the potential impacts associated with the development, the measures to be implemented, and the procedures to monitor and ensure compliance. The TMP is to address (but not be limited to):

- a. Specific commitments for the provision and use of buses and car-pooling during construction to limit peak hourly traffic in accordance with the approved TIA and conditions of consent. Plans and measures to manage the impacts of personal vehicle parking at pickup points (e.g. in towns) are to be detailed.
- b. An enforceable policy for staff and contractors to use the designated commuter route in preference to back roads, where the journey is not unreasonably lengthened, as detailed in the approved TIA.
- c. Details of origin, destination, quantity, size and frequency of vehicle movements associated with the development including those accessing and egressing the site.
- d. Timings and staging of construction and operation of the development.
- e. Existing and projected background traffic, peak hour volumes and types and their interaction with projected development related traffic.
- f. Loads, weights, lengths and number of movements of haulage and construction related vehicles including Over Size Over Mass (OSOM) loads.
- g. The management and coordination of construction and staff vehicle movements to the site and measures to limit disruption to other motorists, including special OSOM management measures.
- h. Scheduling of haulage vehicle movements to occur outside of daily commuter peak periods, local special event times, school bus (both in rural and town areas) and school zone operating hours.
- i. Active communication procedures for traffic such as school buses or haulage vehicles from other quarries, or near potential safety hazards.
- j. Scheduling of heavy vehicle movements to minimise convoy or platoon lengths.
- k. Consideration to minimise the route length for road transport, particularly for OSOM loads.
- l. Any OSOM will be the subject of separate permits through the National Heavy Vehicle Regulator.
- m. Mitigation of local climate conditions that may affect road safety for vehicles used during construction, operation and decommissioning of the facility (e.g. scheduling during daylight hours, or outside of fog, wet weather, ice or snow).
- n. Transport of hazardous materials in accordance with the relevant transport codes.
- o. Specific mitigation measures along the approved transport routes. Road and intersection improvement works are to be completed prior to the commencement of on-site construction unless specifically approved otherwise in the conditions of consent.
- p. Consultation and engagement with affected stakeholders, including regulatory authorities, landowners, businesses, bus operators and so forth.
- q. Policies and procedures for addressing concerns raised by the community on project related matters.

- r. Toolbox meetings to facilitate continuous improvement initiatives and incident awareness.
- s. Truckloads are to be covered at all times when being transported, to minimise dust and loss of material onto roads which may form a traffic hazard.
- t. Measures to ensure responsible fatigue management and discourage driving under the influence of alcohol and/or drugs, dangers of mobile phone use and driving to the conditions, and adherence to posted speed limits.