



ANNEXURE A – DRAFT CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. 2021/035

A. THAT DEVELOPMENT CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

A1. The proposed development shall be carried out generally in accordance with the details set out in the following:

- Development Application form lodged, 05/05/2021;
- Statement of Environmental Effects, prepared by Zenith Town Planning Pty Ltd, dated 8 April 2021, Project Number 1920;
- Addendum to Statement of Environmental Effects – Gunnedah 2A Solar Farm (Development Application No. 2021/035), prepared by Zenith Town Planning Pty Ltd, dated 17 June 2021;
- Addendum No 2 to Statement of Environmental Effects – Gunnedah 2A Solar Farm (Development Application No. 2021/035), prepared by Zenith Town Planning Pty Ltd, dated 23 September 2021;
- Letter, prepared by Zenith Town Planning Pty Ltd, dated 20 October 2021;
- Submitted plans:
 - Prepared by ITP Renewables, dated 02/03/2021, Drawing No. A5000 GND2A-G-0400 (Location Plan), Drawing No. A5000 GND2A-G-2100, Rev 2 (General Arrangement Plan), Drawing No. A5000 GND2A-G-2200 (Site Elevations), Drawing No. A5000 GND2A-C-4300 (Inverter Footing Details), Drawing No. A5000 GND2A-C-5300 (Fencing Details), Drawing No. A5000 GND2A-C-5301 (Gate Details), Drawing No. A5000 GND2A-C-6300 (Access Path Details), Drawing No. A5000 GND2A-E-3400 (Nexttracker Array Details), Drawing No. A5000 GND2A-E-4300 (Inverter Station Detail), Drawing No. A5000 GND2A-C-7300 (Landscape Details);
 - Prepared by Space Landscape Designs, dated 17/06/2021, Drawing No. L-01, Rev B (Landscape Plan), Drawing No. L-02, Rev B (Elevation 7 Detail Plan), Drawing No. L-03, Rev B (Specification and Details);
- Supporting Documentation:
 - Potential Bushfire Impact Associated with two Inverter Stations, dated 30 September 2021;
 - Waste Assessment, prepared by ITP Renewables, dated 04/06/2021;
 - Noise Assessment, prepared by Muller Acoustic Consulting, dated June 2021, ref: MAC180781-12RP1V2;
 - Decommissioning Assessment, prepared by ITP Renewables, dated 04/06/2021;

except as otherwise provided by the conditions of consent.

Reason: To ensure compliance with application and plans.

A2. To confirm and clarify the terms of this approval, development consent is given for the undertaking of the following works:

1. Construction of a 12,000 solar modules, installed in 140 rows mounted on single axis tracking systems, by the completion of the following works:
 - Construction of a 5 MW solar energy generation facility;
 - Installation of two (2) 3.4MW inverter Stations, mounted on 12.2 metre long skids;
 - Establishment of temporary car parking and material laydown area;



- Construction of permanent onsite parking space;
 - Construction of 2.3m high security fence;
 - Establishment of landscaping barrier; &
 - Construction of new vehicle access at North West corner of the site;
2. Generation of a no more than 5 megawatt (MW) ~~per annum~~ at any time.

Reason: To ensure compliance with application and plans.

- A3.** Development consent is granted for the operation of the proposed Electrical Generation Works (Solar Farm) for a period not greater than 35 years from the commencement of electrical generating operations.

Note: The developer is required to advise Council of the commencement date of operation of the electrical generation works approved under this consent. Council will then provide written confirmation of the lapsing date for electrical generation works under this development consent.

Reason: To ensure compliance with lease agreement and to allow Council to plan for the future use of the site.

- A4. *Decommissioning***

At the completion of the 35 years lifespan of the development, decommissioning of the site is to occur within 6 months of completion and the site is to be returned to a standard that would support the primary production (Agricultural) use of the site in accordance with the Final Decommissioning and Rehabilitation Report required by this condition.

A Final Decommissioning and Rehabilitation Report is to be provided to Council a minimum of 6 months prior to the cessation of the 35 year approval period specified within condition A3. The decommissioning report, which is to include, but not to be limited to, the location for which all decommissioned materials and infrastructure will be disposed to and a maximum timeframe for which decommissioning works will occur, is to be to the satisfaction of Gunnedah Shire Council's General Manager or Delegate.

Documentary evidence is to be provided to Council from a suitably qualified person to confirm that the development has been successfully decommissioned.

Reason: To ensure required decommissioning and rehabilitation works are completed.

- A5. To confirm and clarify the terms of this development consent, the development is to be undertaken strictly in accordance with the following staging plan:**

1. Construction of the site security fence and planting of landscaping
2. Construction of the electricity generating work (Solar Farm);

Reason: To ensure compliance with application and plans.

B. PRESCRIBED CONDITIONS

Note: The following conditions are prescribed conditions and may or may not relate directly to this development.

- B1. Compliance with Building Code of Australia and insurance requirements under the [Home Building Act 1989](#)**

(cf clauses 78 and 78A of EP&A Regulation 1994)

- (1) For the purposes of section 4.17(11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work—
 - (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
 - (b) in the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- (1A) For the purposes of section 4.17(11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia*.
- (2) This clause does not apply—
 - (a) to the extent to which an exemption is in force under clause 164B, 187 or 188, subject to the terms of any condition or requirement referred to in clause 164B(4), 187(6) or 188(4), or
 - (b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.
- (3) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application is made for the relevant—
 - (a) development consent, in the case of a temporary structure that is an entertainment venue, or
 - (b) construction certificate, in every other case.

Note: There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

Reason: To ensure compliance with the statutory requirements.

B2. Erection of signs

- (1) For the purposes of section 4.17(11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out—
 - (a) showing the name, address and telephone number of the principal certifier for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.



- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a development consent granted before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note: Principal certifiers and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

Reason: To ensure compliance with the statutory requirements.

C. PRIOR TO COMMENCEMENT OF WORKS

- C1. Prior to the commencement of any building works for the site security fence, the developer is to apply to an Accredited Private Certifier or Council for a Construction Certificate for the erection of any structures. **NO BUILDING WORKS SHALL COMMENCE WITHOUT FIRST OBTAINING A CONSTRUCTION CERTIFICATE.**

Reason: To meet statutory requirements.

- C2. Prior to the commencement of any building works for the electricity generation works (Solar Farm), the developer is to apply to an Accredited Private Certifier or Council for a Construction Certificate for the erection of any structures. **NO BUILDING WORKS SHALL COMMENCE WITHOUT FIRST OBTAINING A CONSTRUCTION CERTIFICATE.**

Reason: To meet statutory requirements.

- ~~C2~~C3. Prior to work commencing appropriate measures are to be implemented in relation to erosion and sediment control. Such measures are to be maintained during the construction of the development.

Reason: To ensure erosion and sediment control on the development site.

- ~~C3~~C4. Prior to the commencement of building works a "Peg Survey Report" indicating the location of envelope of solar arrays, security fences and landscaping, is to be submitted to Council confirming the positioning of the solar farm relative to the allotments boundaries. The survey is to confirm that the development will occur entirely within the boundaries of Lot 48 DP 755474.

Reason: To ensure compliance.



D. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- D1. Prior to the issuing of a Construction Certificate for the electricity generation works (Solar Farm), the Developer shall pay to Council a levy as applicable at the time of payment, relative to the total project value, in accordance with the Council's Section 94A Contributions Plan 2013 under Section 7.12 of the *Environmental Planning and Assessment Act 1979*. The current levy payable is calculated at 1% of the development cost. The current levy payable is \$66,000, revised construction cost may incur a varied levy fee.

Note: The Gunnedah Shire Council's Section 94A Contributions Plan 2013 can be viewed on Council's web site at: <http://www.gunnedah.nsw.gov.au>

Reason: To make provision for public amenities and services within the community.

- D2. Prior to the issuing of a Construction Certificate, the Developer shall apply to Council for approval under Section 68 of the Local Government Act, 1993 to:

- (a) Carry out stormwater drainage works

Note: All works are to be carried out by an appropriately licensed contractor in accordance with NSW Code of Practice for Plumbing and Drainage-2006.

Reason: To ensure environmental health standards are met.

Stormwater

- D3. Prior to the issue of a Construction Certificate for the electricity generation works (Solar Farm), a Stormwater Management Plan, prepared by a suitably qualified and experienced engineer or registered surveyor, is to be submitted to Council for assessment and approval.

The Stormwater Management Plan is to include detailed calculations and supporting drawings/documentation, which demonstrate that stormwater can be intercepted, drained and lawfully discharged for the purpose of ensuring that post-development flows do not exceed pre-development flows. The design must ensure that the discharge of stormwater from the development site does not create nuisance to any downstream neighbours.

Any proposed works (e.g. diversion banks, drains etc) must be designed in accordance with Australian Rainfall and Runoff to cater for the 1 in 20 year storm.

Reason: To ensure satisfactory drainage whilst ensuring that the surface water is not diverted onto adjoining properties.

- D4. A Construction Environmental Management Plan (CEMP) is to be prepared and submitted to Council for review and approval, prior to the Issue of a Construction Certificate. This plan shall include but not be limited to:
- Identifying critical life cycle events of target species and detail timing of vegetation clearing to ensure no impacts to these target fauna species occurs.
 - measures to avoid noise encroachment on adjacent habitats, such as avoiding night works as much as possible and directing lights away from vegetation.
 - Identify Tree Protection Zones (TPZ) around retained trees for management for the duration of construction in accordance within Australian Standard 4970-2009 – Protection of trees on development site.

- sediment and dust control measures to prevent indirect impacts to retained vegetation including an adaptive dust monitoring programs to control air quality, daily monitoring of dust generated by construction activities with all activities relating to the proposal would be undertaken with the objective of preventing visible dust emissions from the development site.
- vehicle hygiene protocols, to ensure that noxious weeds are not introduced into the development site.

Documentary evidence is to be provided to the Certifying Authority demonstrating that this plan has been submitted and approved by the General Manager of the Gunnedah Shire Council or his delegate, in writing prior to the issue of a Construction Certificate. This plan shall be implemented throughout the construction phase of the solar farm.

Reason: To ensure compliance with approved application and plans.

- D5.** An amended Landscaping Plan is to be submitted to and be approved by the General Manager of the Gunnedah Shire Council or his delegate, prior to the issue of a Construction Certificate. The amended Landscaping Plan is to include the planting of a landscaping barrier along the entire Eastern boundary of the development area, external to the security fence, in addition to all landscaping indicated to be required by the development. The landscaping is to be a minimum width of three (3) metres.

The Landscaping Plan is to include a report prepared by a qualified landscape architect which confirms that selected vegetation species, growth rates, densities and canopy areas will create a suitable barrier within a minimum of 3 years, to visually screen the development from adjoining public spaces and private residences.

Landscaping species should incorporate a selection of suitable species which will enable the establishment of a complete visual screen from the ground level to a height of approximately 2.3 metres, being the height of the security fence.

Selected species should be low maintenance, drought and frost tolerant species.

Reason: To ensure that visual screening is established between the development and residential receivers to the East of the site and Thompson Road.

- D6.** All landscaping identified on the approved landscaping plan required by condition D5, shall be planted in full, prior to the issue of a Construction Certificate [for the electricity generation works \(Solar Farm\).](#)

Reason: To ensure that required landscaping has sufficient time to establish to provide a visual screen along boundaries to reduce visual impact.

- D7.** Temporary screening measures are to be provided to Council and approved prior to the issue of a Construction Certificate. The temporary screening is to demonstrate its effectiveness as a temporary measure to reduce the visual impact of the development on the surrounding locality by using material and colours consistent with the surrounding landscape.

Reason: To ensure the effectiveness of temporary screening to reduce the visual impact on the surrounding locality.

- D8.** ***Site Waste Minimisation Management Plan***



Prior to the issue of a Construction Certificate a Site Waste Minimisation Management Plan is to be prepared, submitted to and approved by Council in relation to the waste generated during the construction of the Electricity Generation Works.

Reason: To ensure waste generated during construction of the development is minimised.

E. GENERAL

- E1.** The proposed boundary security fence as identified on development General Arrangement Plan, prepared by ITP Renewables, dated 02/03/2021, Drawing No. A5000 GND2A-G-2200 and Site Elevations, prepared by ITP Renewables, dated 02/03/2021, Drawing No. A5000 GND2A-G-2200, is not to exceed a height of 2.3 metres, as measured from the natural ground level.

Reason: To ensure compliance with details of development sort within the submitted Statement of Environmental Effects.

- E2.** Despite the submitted landscaping plan, prepared by Space Landscape Designs, dated 17/06/2021, landscaping is to be established around the entire perimeter of the development area. Landscaping is to be located entirely within the boundaries of the development site.

Reason: To ensure that visual screening is established between the development and residential receivers to the East of the site and Thompson Road.

- E3. *Excavations and backfilling***
All excavations and backfilling associated with the erection or demolition of a building or structure must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: To ensure compliance.

- E4.** Excavated material from the site is not to be placed on or used to alter the level of Council's footpath, with no earth batters are to extend beyond the property boundary line.

Reason: Implementation of Council policy.

- E5. *Protection of public places***

If the work involved in the construction of the electricity generating works:

- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

Reason: To ensure site safety.

- E6. Onsite car parking accommodation shall be provided for a minimum of one (1) vehicle within the development area, to ensure the provision of adequate on-site parking facilities commensurate with the demand likely to be generated by the proposed development. Such being set out generally in accordance with the details indicated on the submitted plans, except as otherwise provided by the conditions of this consent. All parking spaces ~~are to be marked to ensure~~ compliance with AS 2890 Off Street Parking for parking space dimensions.

Reason: To ensure adequate provision of onsite parking facilities.

E7. **Traffic and Parking**

All internal driveways, parking areas, loading bays and vehicular turning areas are to be constructed with a base course of adequate depth to suit design traffic. Parking areas must comply with AS 2890 – Parking Facilities.

Reason: To ensure compliance with relevant Australian Standards and to facilitate the use of vehicular access and parking facilities.

E8. **Noise**

The Applicant must:

- (a) minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with the best practice requirements outlined in the Interim Construction Noise Guideline (DECC, 2009), or its latest version;
- (b) implement all recommended noise mitigation measures outlined in the Noise Assessment, prepared by Muller Acoustic Consulting, dated 2 February 2021; and
- (c) ensure that the duration of mechanical ramming of steel piles into the ground is limited to no more than 22 consecutive days and no more than a total of 30 days.

Reason: To ensure compliance with the NSW EPA's Interim Construction Noise Guideline and Noise Assessment.

~~E9. **Lighting**~~

~~The applicant must:~~

- ~~(a) minimise the off-site lighting impacts of the development;~~
- ~~(b) ensure that all external lighting associated with the development;~~
 - ~~○ is installed as low intensity lighting (except where required for safety or emergency purposes);~~
 - ~~○ does not shine above the horizontal;~~
 - ~~○ complies with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Light.~~

~~**Reason: To ensure compliance and reduces the effects of lighting.**~~

~~E10~~E9. Following any construction or upgrading on the site, the Applicant must:

- (a) Restore the ground cover of the site as soon as practicable, but within 12 months of completing any construction or upgrading, using suitable species;
- (b) Maintain the ground cover with appropriate perennial species; and
- (c) Manage weeds within this ground cover.

Reason: To ensure that ground cover is restored and weeds are managed.

E10. The Applicant must:

- (a) minimise the off-site visual impacts of the development, including the potential for any glare or reflection from solar panels;
- (b) ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and
- (c) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.

Reason: To ensure visual impacts resulting from the development are reduced.

E121. The Applicant must:

- (a) minimise the fire risks of the development;
- (b) ensure that the development:
 - includes at least an ~~408~~ metre defendable space around the perimeter of the solar array area that permits unobstructed vehicle access maintained as an inner protection area (INA) with no combustible structure within 10 metres of the security fence;
 - manages the defendable space and solar array areas as an Asset Protection Zone;
 - complies with the relevant asset protection requirements in the RFS's Planning for Bushfire Protection 2019 (or equivalent) and Standards for Asset Protection Zones;
 - is suitably equipped to respond to any fires on site including provision of a 20,000 litre water supply tank fitted with a 65mm Storz fitting located adjacent to the internal access road;
- (c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
- (d) notify the relevant local emergency management committee following construction of the development, and prior to the commencement of operations.

Reason: To ensure compliance with the RFS Planning for Bushfire Protection Guidelines and to minimise the fire risks of the development.

E122. Prior to the commencement of operations, the Applicant must prepare a Fire Management and Emergency Response Plan for the development in consultation with the RFS and Fire & Rescue NSW. This plan must identify the fire risks and controls of the development, and the procedures that would be implemented if there is a fire on site or in the vicinity of the site. Two copies of the plan must be kept on site in a prominent position adjacent to the site entry point at all times.

Reason: To minimise the fire risks of the development.

F. DURING CONSTRUCTION WORKS

F1. A stamped copy of the development consent, the approved plans and specifications are to be kept at the construction site at all times during the construction period.

Reason: To ensure compliance with approved application and plans.

F2. The storage of all building materials shall be confined within the boundaries of the allotment.

Reason: To ensure site safety.

- F3. Removal of any known or suspected contaminated waste or soil is to be tested and disposed of to a suitably licensed facility.

Reason: To ensure suitable disposal of contaminated waste.

- F4. Temporary parking areas are to be provided within the development site during extent of construction works. The temporary parking area is to provide a minimum of forty (40) vehicles. Such being set out generally in accordance with the details indicated on the submitted plans, except as otherwise provided by the conditions of this consent.

All temporary parking spaces are to ~~be marked to ensure compliance~~ with AS 2890 Off Street Parking for parking space dimensions. Such being set out generally in accordance with the details indicated on the submitted plans, except as otherwise provided by the conditions of this consent. ~~All parking spaces are to be marked to ensure compliance with AS 2890 Off Street Parking for parking space dimensions.~~

Reason: To ensure compliance with Council's requirements.

- F5. Construction Traffic is to be limited to a maximum of:
3. 45 heavy truck movements (B-Double Trucks) over the course of the construction period;
 4. 40 light vehicles access the development site per day, (for the transport of construction workers) during the construction period.
- ~~per day.~~

Formatted: Indent: Left: 2.87 cm,
Numbered + Level: 1 + Numbering
Style: 1, 2, 3, ... + Start at: 1 +
Alignment: Left + Aligned at: 4.39 cm
+ Indent at: 5.02 cm

Reason: To ensure construction traffic does not exceed the capacity of the local road network.

- F6. Heavy construction traffic is to be limited to delivery hours of 10:00am until 2:00pm.

Reason: To ensure heavy traffic is limited to appropriate times to limit impact on likely peak periods of existing traffic within the road network.

- F7. Temporary screening measures, as identified by condition D7, are to be established during construction works and are to be retained for the period until which time landscaping achieves a suitable visual screen as to prevent visibility of the external security fence.

Reason: To ensure compliance with Council's requirements.

- F8. All excavation and operation works shall cease on site should the identification of an item of potential aboriginal or European heritage significance be discovered during excavation and operation works. The Office of Environment and Heritage shall be contacted and any required approvals are to be obtained before the re-commencement of excavation and operation works.

Reason: To ensure that any item of heritage significance uncovered is suitably managed.

- F9. **Toilet facilities**

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.



Each toilet provided:

- (a) must be a standard flushing toilet, and
- (b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced. In this clause:

accredited sewage management facility means a sewage management facility to which Division 4A of Part 3 of the *Local Government (Approvals) Regulation 1993* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the Regulation.

approved by the Council means the subject of an approval in force under Division 1 of Part 3 of the *Local Government (Approvals) Regulation 1993*.

public sewer has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

sewage management facility has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

Reason: To ensure environmental health standards are met.

- F10.** Work on the development shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

- | | |
|------------------|---|
| Monday to Friday | - 7.00am to 5.00pm; |
| Saturday | - 8.00am to 1.00pm if audible on other residential premises,
otherwise 7.00am to 5.00pm; |

No work to be carried out on Sunday or Public Holidays.

Note: The builder shall be responsible to instruct and control sub-contractors regarding the hours of work.

Council will exercise its powers under the Protection of the Environment Operations Act, 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

Reason: To ensure amenity of the neighbourhood is maintained.

- F11. *Operation of Plant and Equipment***

The applicant must ensure that all plant and equipment used on site, or in connection with the development, is:



- (a) Maintained in a proper and efficient condition; and
- (b) Operated in a proper and efficient manner.

Reason: To ensure the safe operation of plant and equipment.

G. PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

- G1.** Occupation of the building and operation of the solar energy generation facility is not to occur until all work has been completed the conditions of consent satisfied and an Occupation Certificate issued by the Principal Certifying Authority.

Reason: To meet statutory requirements.

H. CONTINUED OPERATIONS

- H1.** The Applicant must establish and maintain a mature vegetation buffer (landscape screening) at the location outlined in the approved Landscaping Plan, to the satisfaction of Gunnedah Shire Council's General Manager. This vegetation buffer must:

- (a) Consist of a variety of species that are endemic to the area;
- (b) Within 3 years of the commencement of construction, be effective at screening views from the solar panels and ancillary infrastructure (excluding the overhead power lines) on site from surrounding residences; and
- (c) Be properly maintained with appropriate weed management.

Reason: To ensure maintenance of landscaping.

- H2.** The surface of all internal driveways, vehicular parking, manoeuvring and loading areas is to be maintained at all times.

Reason: To ensure maintenance of car parking areas.

- H3.** All vehicular movement to and from the site shall be in a forward direction to ensure that the proposed development does not give rise to vehicle reversing movements on or off the Public Road with consequent traffic accident potential and reduction in road efficiency.

Reason: To ensure compliance with Council's requirements.

- H4.** All general waste is to be disposed of to a suitably licensed waste management facility.

Reason: To ensure waste is disposed of off-site in an appropriate manner.

- H5. *Asset Protection Zone Development Area***

At all times the entire solar array development footprint is to be managed as an Asset Protection Zone as outlined within section 4.1.3 and Appendix 54 of 'Planning for Bush Fire Protection 2019' and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.

Reason: To ensure compliance and fire safety of Building.



- H6. All landscaping shall be maintained at all times in accordance with the approved landscape plan.

Reason: To ensure maintenance of landscaping.

~~H7. All general waste is to be disposed of to a suitably licensed waste management facility.~~

~~*Reason: To ensure waste is disposed of off site in an appropriate manner.*~~